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ventura county
general plan
land use element
for the
coastal zone

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*Former staff.

This Plan was prepared with financial assistance from the Office of Coastal Zone Management, National Oceanic and Atmospheric Administration, under provisions of the Federal Coastal Zone Management Act of 1972.

Adopted November 18, 1980 by the Ventura County Board of Supervisors.

Revised: April 14, 1981.

March 30, 1982.

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RESOLUTION NO. 222

A RESOLUTION OF THE BOARD OF SUPERVISORS
ADOPTING THE LAND USE PLAN OF THE LOCAL
COASTAL PROGRAM

WHEREAS, Public Resources Code section 30500 requires the County of Ventura to prepare a local coastal program, consisting of a land use plan and zoning therefore, for that portion of the coastal zone lying within its jurisdiction; and

WHEREAS, a Coastal Plan has been prepared which analyzes various coastal issues and sets forth policies for resolving those issues; and

WHEREAS, maximum opportunities have been provided for the public and other agencies to participate in all proceedings involved in the preparation and processing of the Plan; and

WHEREAS, the Board has considered the concerns and recommendations expressed by the public and other agencies, as well as County staff and the Planning Commission; and

WHEREAS, the Board is aware of the requirements, goals and policies of the California Coastal Act of 1976;

NOW, THEREFORE, BE IT RESOLVED, that the Board of Supervisors of Ventura County hereby adopts the Coastal Plan as the Land Use Element of the General Plan for the coastal zone as follows:

1. The Land Use Plan of the local coastal program (The Coastal Plan) consisting of text, maps, and written policies.
2. Such Land Use Plan meets the requirements of, and is in conformity with, the policies of Chapter 3 of the California Coastal Act of 1976, and also takes into account the particular needs and characteristics of Ventura County.
3. Such Land Use Plan fulfills the goals and policies of the Coastal Act and is intended to be implemented in full conformance with the Act.

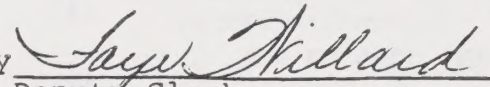
Upon motion of Supervisor Eaton seconded by Supervisor MacDonald, duly carried; the foregoing resolution is approved on this 18th day of November, 1980.


Chairman, Board of Supervisors

ATTEST:

ROBERT L. HAMM, County Clerk
County of Ventura, State of
California and Ex-Officio Clerk
of the Board of Supervisors
thereof.



By 
Deputy Clerk

VENTURA COUNTY PLANNING COMMISSION
Meeting of October 16, 1980

RESOLUTION NO. 7998 ON LOCAL COASTAL PROGRAM LAND USE PLAN

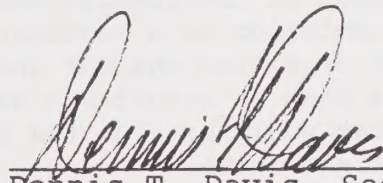
WHEREAS, the Planning Commission of Ventura County has reviewed and considered the land use maps, text, and policies of the Local Coastal Program land use plan for the unincorporated portions of Ventura County's coastal zone, plus the Channel Islands Harbor; and

WHEREAS, the Planning Commission has held a public hearing and considered all written and public testimony presented at said hearing; and

WHEREAS, the Planning Commission considered and approved land use designations and policies as adequate to carry out the provisions of Chapter 3 of the California Coastal Act of 1976.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission hereby recommends to the Board of Supervisors that the Local Coastal Program land use plan, entitled "Coastal Plan", as amended by the Planning Division memo dated October 16, 1980, be APPROVED.

This is to certify that the foregoing is a full true and correct copy.



Dennis T. Davis, Secretary

California Coastal Commission
631 Howard Street, 4th floor
San Francisco, California 94105
(415) 543-8555

June 18, 1982

Maggie Erickson, Chair
Board of Supervisors
800 South Victoria Avenue
Ventura, California 93009

Dear Supervisor Erickson:

On behalf of the Coastal Commission, I would like to take this opportunity to congratulate the County of Ventura on successfully completing the Land Use Plan of its Local Coastal Program (excepting the geographic segment of Channel Island Harbor). Over the past year, the County staff, Planning Commission and your Board have carried out this planning effort in a spirit of cooperation and mutual respect. The County is to be commended for its efforts.

On January 19, 1982, the California Coastal Commission approved the resubmitted Ventura County Land Use Plan and deletion of housing provisions by a vote of 11-0. (The language adopted by the County in response to the conditional certification of August 20, 1981, was in a few cases somewhat different from that of the Commission. Consequently, the changes were reviewed by the Commission as a resubmittal.) The Commission's January 19, 1982, resolution certified the LUP and directed that upon the County's amendment of the plan in accordance with the approved modifications, the executive director would provide the County with written notice that the certification is effective.

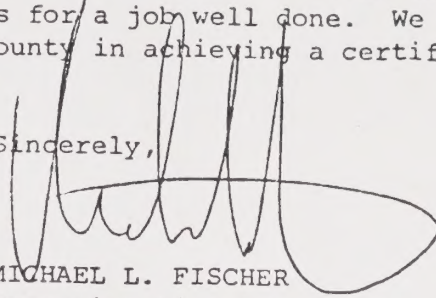
This office has reviewed the County's continuing resolution No. 222, dated March 30, 1982, which amends the LUP in accordance with the approved modifications, including deletion of the housing provisions. Accordingly, certification of the LUP is effective as of the date of this letter. This certification does not include Channel Islands Harbor area because the Commission's conditional certification of August 29, 1981, did not cover that area.

As you are aware, 1981 amendments to the Coastal Act (PRC Section 30600.5) provide for the transfer of permit authority to the County within 120 days of the effective date of certification of the Land Use Plan. Please let us know if we can be of assistance in the preparation of the interim procedures that must be adopted to implement this interim permit authority.



I would like to extend to you and all persons who have been involved in this project our most sincere congratulations for a job well done. We look forward to continuing cooperating from the County in achieving a certified Land Use Plan.

Sincerely,



MICHAEL L. FISCHER
Executive Director

MLF/lgu

cc: Phil Mees, South Central District
Gary Holloway, Coastal Commission
Dennis Davis, Ventura County Resources Management Agency

ABSTRACT

The essence of Ventura County's Local Coastal Program, mandated by the California Coastal Act of 1976, is the Land Use Plan. It addresses the County's significant coastal issues with a combination of land-use designations, resource protection, and development policies. The coastal zone was divided into three sub-areas: the North Coast, the Central Coast and the South Coast each with its respective issues.

Specific issues evaluated in each sub-area included environmentally sensitive habitats, archaeological and paleontological resources, agriculture, commercial fishing, recreation and access, hazards, beach erosion, energy and industrial facilities, public works, housing and the location and planning of new development. Objectives are offered for each issue along with County policies to achieve each objective. All recommendations are founded on policies set forth in the California Coastal Act of 1976.

The Land Use Plan has been written so that each sub-area is a complete unit which may be separated from the rest of the document, diminishing the costs of copying for the public and allowing greater accessibility to those individuals with concerns in only one sub-area.

INTRODUCTION

Legislative History

The significance and diversity of the nation's coastal zone was first recognized in 1972, when Congress passed the Coastal Zone Management Act, (PL92-583). The Act directed coastal states to develop and implement coastal management programs. Administered through the National Oceanic and Atmospheric Agency, thirty states are eligible to receive federal aid for eighty percent of the costs to develop their coastal management strategies. Amendments to the Act, passed in 1976 (PL94-370), further clarified the management development and administrative grants, and established the Coastal Energy Impact Program.

The California Coastal Zone Act was also passed in 1972, a result of the citizen-initiated Proposition 20. It provided for preparation of a long-range coastal resources management plan, an interim development permit plan, and created the State and regional Coastal Commissions.

In December of 1975, after two years of public input and preparation, the Commission presented the legislature with the California Coastal Plan. This statewide comprehensive effort detailed the natural resources of the California coast, and identified the need for overall management of not only the natural resources, but human development as well.

These first two acts, one federal and one state, paved the way for the California Coastal Act of 1976. It set forth a permanent coastal management program and is the enabling legislation for the Local Coastal Program. This lengthy Act embodies ten chapters and nine hundred sections. The State's fundamental goals for coastal management are declared in Section 30001.5:

- a. Protect, maintain, and where feasible, enhance and restore the overall quality of the coastal zone environment and its natural man-made resources.
- b. Assure orderly, balanced utilization and conservation of coastal zone resources, taking into account the social and economic needs of the people of the state.

- c. Maximize public access to and along the coast, and maximize public recreational opportunities in the coastal zone consistent with sound resource conservation principles and constitutionally protected rights of private property owners.
- d. Assure priority for coastal-dependent development over other development on the coast.
- e. Encourage state and local initiative in implementing coordinated planning and development for mutually beneficial uses, including educational uses, in the coastal zone.

To accomplish its goals the Coastal Act details a comprehensive set of policies in Chapter 3 - Coastal Resources Planning and Management Policies. Other chapters provide definitions, structure the commissions, detail development controls, enforcement and penalty procedures, and, in general, set forth specific criteria to be met by all coastal plans. Together, the goals and policies of the Act provide a framework for protection of coastal lands and the orderly management of development. As specified in Section 20333, some types of development have priority over others, with primary consideration given to agriculture and coastal-dependent industry.

Ventura County's Local Coastal Program.

The Local Coastal Program is envisioned in the 1976 Act to be the main vehicle for resolving issues on the use of coastal areas. While local jurisdictions are still essentially responsible for coastal planning, they must bring all plans and regulations into alignment with Coastal Act policies.

Preparation of the County's Local Coastal Program involved four phases:

1. Major issues were identified and a work program was prepared.
2. Information was then gathered, issues were analyzed, and the results were consolidated into individual working papers.
3. This Land Use Plan was prepared from the working papers and citizen input.
4. Implementing actions, including zoning ordinances and district maps, will be prepared and reviewed by the Coastal Commission for approval.

The formal process began in Ventura County on June 27, 1978, when the Board of Supervisors conducted a public hearing on the County's Local Coastal Program Issue Identification and Work Program. At the hearing the Board adopted a resolution that approved the program and requested State financial assistance. Focal points of the Local Coastal Program Work Program were coastal resources, such as agriculture, and undeveloped coastal areas. Coastal issues in the

County included archaeology, sensitive habitats, shoreline structures, hazards, agriculture, recreation and shoreline access, commercial fishing and recreational boating, public works, energy, new development and housing.

Existing information was gathered and updated for each issue and then consolidated as a series of "working papers". Preliminary policies were developed to resolve differences within each issue. The 1976 Coastal Act and existing regional plans provided guidance for each recommendation. As the papers emerged they were circulated for public review and comment. The State mandates that certain public agencies automatically receive copies. Other public entities, such as libraries, various interest groups, individuals, and property owners also received copies. Notices of the availability of the papers were sent to approximately 4,200 people. The comments received were reflected as appropriate in the Land Use Plan. Additional and continuing input also came from the Citizen's Advisory Committee, which met on a regular basis.

The proposed policies that emerged from each of the working papers form the basis of this Land Use Plan. The Plan focuses on the County's coastal issues and proposes a framework by which each can be addressed using land-use designations, resource protection and development policies. Based on various findings, Coastal Act constraints, and jurisdictional limitations, the land uses most directly aligned with the Coastal Act are proposed.

In summary, the major objectives of the County's coastal Land Use Plan are four fold:

1. To integrate the pertinent and reasonable policies that evolved from the working papers.
2. To establish a plan that clearly designates areas for agriculture, recreation, residential, other coastal dependent uses, and resource protection consistent with the Coastal Act.
3. To make recommendations for implementation of the Plan.
4. Identify amendments needed to align the General Plan and zoning ordinances with the LCP Land Use Plan.

The foundation of Ventura County's Local Coastal Program is the California Coastal Act, along with past County decisions, development trends, and Board of Supervisor's policies. As the Local Coastal Program has developed, the significant issues were analyzed and a structure for specific implementations evolved. This process has guided the directions of the Land Use Plan.

Federal Lands and Activities

The County may choose to review and comment in an advisory capacity to the Coastal Commission on federal activities which affect

the coastal zone at such time as the Commission reviews federal consistency determinations on such activities to assure their conformity with the California Coastal Management Programs. Policies are provided in the Land Use Plan to assist the County in this advisory role and to advise the Commission and federal agencies of the County's policy positions. Examples of such activities for which the County may review and comment upon any consistency determinations include:

- Purchase or disposition of land.
- New development which could significantly increase the amount of water usage or the disposal of waste water.
- Changes in use of the Mugu Lagoon.
- Major flood control measures.
- Institution of dual civilian/military use of the Point Mugu airport.
- Recreational development in the Santa Monica Mountains (e.g. development of a General Management Plan for the Santa Monica Mountains NRA).
- Major changes in Soil Conservation Service programs.

Appropriate procedures shall be developed in Phase III to enable the County to carry out its advisory review of federal consistency determinations. This review process will build upon the experience the County has already had in working with federal agencies. To encourage cooperative planning, mechanisms such as cooperative planning, joint preparation of environmental documents, land use of "good offices" of agencies such as the Office of Permit Assistance (OPA) are favored.

All proposed developments within the coastal zone shall be reviewed to determine if they are likely to affect the Mugu Lagoon or the Santa Monica Mountains NRA. If potential adverse effects are identified, appropriate mitigation measures shall be developed in coordination with the affected federal agency and required as part of the permit approval.

In the Santa Monica Mountains, when lands are acquired by the federal government (i.e., Santa Monica Mountains National Recreation Area), the County encourages land uses, locations and intensities to be compatible with the Open Space land use designation. However, industrial and energy facilities which may be allowed as conditional uses in open space areas are not considered compatible with recreational and resource protection purposes of the Santa Monica NRA. The various resource and hazard constraints found in the South Coast section of this Land Use Plan may be used in any County review of federal activities. These constraints include, primarily, circulation and public works capacities and, secondly, hazards, archaeology, environmentally sensitive habitats, and visual quality.

The following general statements provide, in part, the framework for the Land Use Plan, and for the more specific objectives and policies found at the end of each section. These statements or requirements apply to all areas of the County's coastal zone:

General Statements

1. The proposed Land Use Plan has been developed with brevity and clarity so that everyone can understand what the Plan entails.
2. When there are differences between policies in this Land Use Plan and those in any element of the County's General Plan or existing ordinances, the policies of the Land Use Plan will take precedence.
3. The maximum amount of prime agricultural land is preserved for agricultural use.
4. The County has adopted an agricultural grading ordinance which is incorporated as part of this Plan (Appendix 7).
5. Development within environmentally sensitive areas, archaeologically sensitive, and hazardous areas is discouraged.

Existing County procedures and ordinances are not adequate to protect environmentally sensitive habitats to the extent required by the Coastal Act. Consequently, an overlay designation will be developed as part of the Open Space zone with additional requirements for the protection of such habitats. This overlay will cover areas designated in the Plan as "environmentally sensitive habitats" and buffer areas where necessary. Permitted uses within such habitats will be limited to those consistent with the Coastal Act. Examples of such uses include nature study, habitat enhancement and restoration, and other uses dependent on habitat values. Also, uses allowed in buffer areas will be more limited than those allowed in the "O-S" zone, and feasible mitigation measures will be required consistent with Sections 30230 and 30231 of the Act.

6. Any environmentally sensitive habitats or areas of archaeological or paleontological significance, that may qualify should be considered for nomination to the National Natural Landmarks Program administered by the Heritage Conservation and Recreation Service, U.S. Department of the Interior, San Francisco (see Appendix 1).
7. While recreational opportunities in the Ventura County coastal zone are sufficient, the County encourages the California Department of Parks and Recreation to acquire those coastal areas currently proposed for acquisition. The County also encourages the State to consider additional coastal areas for acquisition, or less-than-fee acquisition.

8. No significant visual or scenic problems were identified in most of the unincorporated parts of the County during the issue identification phase of the LCP, thus no specific scenic or visual policies are included, except in the Santa Monica Mountains.
9. Additional studies, initiation of new programs, or the acquisition of land or easements required by Land Use Plan policies will only be developed as staff and funding are available.

Energy Facilities

10. For all new oil and gas development activities within areas covered by existing Conditional Use Permits which do not contain specified time limits for expiration, a permit is required. However, if the applicant has been granted a claim of vested rights on the subject property by the California Coastal Commission, no such permit is required.
11. All oil operators with existing Conditional Use Permits are expected to follow best available oil field safety practices for all existing well operations and new wells drilled under the existing permits.
12. All drilling/production facilities, oil and gas transportation facilities, access roads, as well as all accessory facilities, will be consolidated to the maximum extent feasible.
13. Major oil and gas processing facilities and electrical generating facilities, which require a manufacturing (M) zone, are restricted to locations either within incorporated cities, or within areas designated as "Industrial" by this Plan.

Industrial Facilities

14. All industrial facilities which require an industrial (M) zone are restricted to locations either within incorporated cities, or within areas designated "Industrial" by this Plan.

Commercial Facilities

15. All commercial facilities which require a commercial (C) zone are restricted to locations either within incorporated cities, or within areas designated "Commercial" by this Plan.

Access Management

16. The County will accept offers of dedication which will increase opportunities for public access and recreation consistent with the County's ability to assume liability and maintenance costs.

17. The County will actively encourage other private or public agencies to accept offers of dedication, to assume liability and maintenance responsibilities, and initiate legal action to pursue beach access.
18. The County will continue to seek funding sources to improve existing access points.
19. The County will coordinate and supervise programs with other private and public organizations to improve existing access, provide additional access, provide signing, parking, pedestrian and bicycle facilities, and the like.
20. Consistent with the availability of staff and funds, the County will initiate action to acquire easements to and along beaches and along access corridors for which potential prescriptive rights exist.

Grading Operations

21. Grading plans shall minimize cut and fill operations. If it is determined a project is feasible with less alteration of the natural terrain than is proposed, that project shall be denied.
22. All development shall be designed to minimize impacts and alterations of physical features and processes of the site (i.e., geological, soils, hydrological, water percolation and runoff) to the maximum extent feasible.
23. For permitted grading operations on hillsides, the smallest practical area of land shall be exposed at any one time during development, and the length of exposure shall be kept to the shortest practicable amount of time. The clearing of land shall be precluded during the winter rainy season (November 15 - April 15) and all measures for removing sediments and stabilizing slopes shall be in place prior to or concurrent with any on-site grading activities.
24. Where appropriate, sediment basins (including debris basins, desilting basins, or silt traps) shall be installed on the project site prior to or concurrent with the initial grading operations and maintained by the applicant through the development process to remove sediment from runoff waters. All sediment shall be retained on site unless removed to an appropriate approved dumping location.
25. Where construction will extend into the rainy season temporary vegetation, seeding, mulching, or other suitable stabilization methods shall be used to protect soils subject to erosion. The appropriate methods shall be prepared by a licensed landscape architect, and approved by the County.

26. Cut and fill slopes shall be stabilized at the completion of final grading. To the greatest extent feasible, planting shall be of native grasses and shrubs or appropriate non-native plants using accepted planting procedures. Such planting shall be adequate to provide 90% coverage within 90 days, and shall be repeated if necessary to provide such coverage. This requirement shall apply to all disturbed soils.
27. Provisions shall be made to conduct surface water to storm drains or suitable watercourses to prevent erosion. Drainage devices shall be designed to accommodate increased runoff resulting from modified soil and surface conditions as a result of development. Where feasible and appropriate, water runoff shall be retained on-site to facilitate groundwater recharge, unless to do so would require significant grading or brush removal not otherwise necessary and the cumulative impacts of such on-site retention would be greater than the cumulative impacts of not facilitating recharge, within the same drainage area.
28. Degradation of the water quality of groundwater basins, nearby streams, or wetlands shall not result from development of the site. Pollutants, such as chemicals, fuels, lubricants, raw sewage, and other harmful waste shall not be discharged into or alongside coastal streams or wetlands either during or after construction.
29. The Soil Conservation Service (SCS) and the State Department of Fish and Game shall be consulted for grading of hillsides and brush clearance in excess of $\frac{1}{2}$ acre. In all cases best management practices shall be used.

Grading (Hillside):

30. Hillside (defined as land with slopes over 20%) grading and brush clearance shall be regulated to maintain the biological productivity of coastal waters, protect environmentally sensitive areas and park and recreation areas, and to minimize the alteration of natural land forms.
31. For all substantial hillside grading (over 50 cu. yds., of cut or fill) or brush clearance (greater than $\frac{1}{2}$ acre), including that related to agricultural activities, a development permit shall be required. The application for the permit shall contain an erosion control plan. Such plan shall be prepared by a licensed engineer qualified in soil mechanics and hydrology and approved by appropriate County agencies to ensure compliance with the Coastal Plan and all other County ordinances.

Environmentally Sensitive Habitats

Buffer Areas:

32. Within a buffer zone, no new principal structures will be permitted unless prohibition of the structure from the buffer will

preclude the utilization of the larger parcel for its designated use. When it is necessary to allow structures within the buffer they shall be located as far from the habitat resource as possible and mitigations shall be required to eliminate or reduce their impacts to an insignificant level. If a principal structure exists as of the adoption of this Plan, it may be rebuilt within the buffer zone if it is destroyed by fire or a natural disaster. If it is an otherwise non-conforming use it shall not be rebuilt within the buffer.

33. New development in buffer zones shall be limited to access paths, fences, necessary to protect environmentally sensitive areas, and similar uses which have either beneficial effects on wildlife or no significant adverse effects.

Zoning

34. The zoning districts described in the Plan are the existing districts which may change as a result of the Implementation Program (Phase III).

Land Use Plan Designations

The land use designations in the Coastal Plan are designed to reflect the policies, existing and proposed land uses, existing General Plan land use designations, and zoning categories. This was done to preclude a significant amount of changes to the General Plan and Zoning Code. In some cases only one or two zoning categories are consistent with a land use designation. All existing zoning categories to be applied to the coastal zone will be modified as necessary to meet the policies in the Plan.

The following are descriptions of each land use designation and the principal permitted uses for each.

Open Space: The purpose of this designation is to provide for the preservation and enhancement of valuable natural and environmental resources while allowing reasonable and compatible uses of the land. Also to protect public safety through the management of hazardous areas such as flood plains, fire prone areas, or landslide prone areas. Principal permitted uses are one dwelling unit on a minimum of 10 acres (one unit can be put on an existing legal lot less than 10 acres in size), agricultural uses as listed as principal permitted in "Agriculture" designation, passive recreational uses that do not alter physical features beyond a minimal degree and do not involve structures.

Agriculture: The purpose of this designation is to identify and preserve agricultural land for the cultivation of plant crops and the raising of animals. Lands placed in this designation include those in existing agricultural use, existing agricultural preserves (Land Conservation Act Contracts), and land with prime soils. Principal permitted uses are: crops for food and fiber; orchards and

vineyards; field or row crops; drying and storage of crops, hay, straw, and seed; growing and harvesting of flowers, ornamentals, and turf; and animal breeding, pasturing; or ranching.

Recreation: This designation identifies those facilities in the Coastal Zone which provide recreational opportunities or access to the shoreline. Principal permitted uses are active and passive recreation including parks with facilities for pickicking, camping, riding, and hiking, on a day or longer use basis. Structures or other facilities are limited to those necessary to support the recreational uses.

Residential Designations: The densities shown on the land use maps depict the number of dwelling units allowed on a given size parcel of land. These densities are reflective of existing lot sizes and zoning categories. Principal permitted uses in all residential areas, in addition to those listed below, are churches, fire stations, public parks and playgrounds, and home occupations.

Rural Density: The lowest density residential designation with a minimum lot size of one acre. Principal permitted uses are a single-family dwelling and those uses listed under "Agriculture" except animal breeding, pasturing, or ranching.

Low Density: Principal permitted use is a single-family dwelling.

Medium Density: Again, the principal permitted use is a single-family dwelling.

High Density: The majority of residential development in the unincorporated Coastal Zone is within this density. Principal permitted uses are one- and two- family dwellings per density requirements.

Commercial: Mainly used for neighborhood commercial uses, but because of certain locations close to beach or other recreational areas some existing uses also serve visitor needs. Generally property under this designation contains small lots suitable only for small neighborhood-serving uses. Principal permitted uses are grocery stores, delicatessens, meat markets, bakeries, drug stores, fruit and vegetable stores, hardware stores, restaurants and cafes, shoe repair shops, and other uses normally considered as neighborhood serving. Also, dwelling units above the stores occupied only by the proprietor are permitted if the entire ground floor is retail business.

Industrial: The main intent of this designation is to recognize industrial uses found in the unincorporated Coastal Zone or areas where expansion of existing industrial uses is logical. Most of the uses now found in this designation are coastal-dependant such as the Mobil-Rincon and Phillips-La Conchita facilities that service offshore oil. Any vacant parcels shown as "Industrial" should be annexed prior to any development. Principal permitted uses are oil processing facilities or expansion of said facilities, associated administrative or executive offices, and oil and gas exploration, production, and temporary storage.

Urban Boundary Line: This line on the land use maps generally separates areas intended for agricultural use from areas intended for uses more urban in nature.

SUMMARY OF COASTAL ACT POLICIES

Integrating the Coastal Act policies with County needs is an important aspect of developing the Land Use Plan. County policies must be aligned with mandated State policies so the course of coastal development is clear, balanced, and in concert with the intent of the Act: "to promote the public safety, health, and welfare, and to protect public and private property, wildlife, marine fisheries, other ocean resources, and the natural environment, it is necessary to protect the ecological balance of the coastal zone and prevent its deterioration and destruction" (Section 30001(c)).

Sections of the Coastal Act, as amended from time to time by the State, immediately relevant to each of the issues are provided in the following pages. For purposes of this land use Plan, the definitions found in the Coastal Act will be utilized (see Appendix).

The California State Legislature recognized that there was a potential for conflicts between the policies. Section 30007.5 states that when conflicts do arise, they will be resolved by taking a balanced direction that is most protective of significant coastal resources.

Environmentally Sensitive Habitats

30230. Marine resources shall be maintained, enhanced, and, where feasible, restored. Special protection shall be given to areas and species of special biological or economic significance. Uses of the marine environment shall be carried out in a manner that will sustain the biological productivity of coastal waters and that will maintain healthy populations of all species of marine organisms adequate for long-term commercial, recreational, scientific, and educational purposes.
30231. The biological productivity and the quality of coastal waters, streams, wetlands, estuaries, and lakes appropriate to maintain optimum populations of marine organisms and for the protection of human health shall be maintained and, where feasible, restored through, among other means, minimizing adverse effects of waste water discharges and entrainment, controlling runoff, preventing depletion of ground water supplies, a substantial interference of groundwater flows, and encouraging waste water reclamation, maintaining natural vegetation buffer areas that protect riparian habitats, and minimizing alteration of natural streams.
30233. (a) The diking, filling, or dredging of open coastal waters, wetlands, estuaries, and lakes shall be permitted in accordance with other applicable provisions of this division, where there is no feasible less environmentally damaging alternative, and where feasible, mitigation measures have been provided to minimize adverse environmental effects, and shall be limited to the following:
1. New or expanded port, energy, and coastal-dependent industrial facilities, including commercial fishing facilities.
 2. Maintaining existing, or restoring previously dredged, depths in existing navigational channels, turning basins, vessel berthing and mooring areas, and boat launching ramps.
 3. In wetland areas only, entrance channels for new or expanded boating facilities; and in a degraded wetland, identified by the Department of Fish and Game pursuant to subdivision (b) of Section 30411, for boating facilities if, in conjunction with such boating facilities, a substantial portion of the degraded wetland is restored and maintained as a biologically productive wetland; provided, however, that in no event shall the size of the wetland area used for such boating facility, including berthing space, turning basins, necessary navigation channels, and any necessary support service facilities, be greater than 25 percent of the total wetland area to be restored.
 4. In open coastal waters, other than wetlands, including streams, estuaries, and lakes, new or expanded boating facilities.
 5. Incidental public service purposes, including, but not limited to, burying cables and pipes or inspection of piers and maintenance of existing intake and outfall lines.
 6. Mineral extraction, including sand for restoring beaches, except in environmentally sensitive areas.
 7. Restoration purposes.
 8. Nature study, aquaculture, or similar resource-dependent activities.

- (b) Dredging and spoils disposal shall be planned and carried out to avoid significant disruption to marine and wildlife habitats and water circulation. Bredge spoils suitable for beach replenishment should be transported for such purposes to appropriate beaches or into suitable longshore current systems.
 - (c) In addition to the other provisions of this section, diking, filling, or dredging in existing estuaries and wetlands shall maintain or enhance the functional capacity of the wetland or estuary. Any alteration of coastal wetlands identified by the Department of Fish and Game, including, but not limited to, the 19 coastal wetlands identified in its report entitled "Acquisition Priorities for the Coastal Wetlands of California" shall be limited to very minor incidental public facilities, restorative measures, nature study, commercial fishing facilities, in Bodega Bay, and development in already developed parts of south San Diego Bay, if otherwise in accordance with this division.
30236. Channelizations, dams, or other substantial alterations of rivers and streams shall incorporate the best mitigation measures feasible, and be limited to (1) necessary water supply projects, (2) flood control projects where no other method for protecting existing structures in the flood plain is feasible, and where such protection is necessary for public safety or to protect existing development, or (3) developments where the primary function is the improvement of fish and wildlife habitat.
30240. (a) Environmentally sensitive habitat areas shall be protected against any significant disruption of habitat values, and only uses dependent on such resources shall be allowed within such areas.
- (b) Development in areas adjacent to environmentally sensitive habitat areas and parks and recreation areas shall be sited and designed to prevent impacts which would significantly degrade such areas, and shall be compatible with the continuance of such habitat areas.
- 30607.1 Where any dike and fill development is permitted in wetlands in conformity with this division, mitigation measures shall include, at a minimum, either acquisition of equivalent areas of equal or greater biological productivity or opening up equivalent areas to tidal action; provided, however, that if no appropriate restoration site is available, an in-lieu fee sufficient to provide an area of equivalent productive value or surface areas shall be dedicated to an appropriate public agency, or such replacement site shall be purchased before the dike or fill development may proceed. Such mitigation measure shall not be required for temporary or short-term fill or diking, provided that a bond or other evidence of financial responsibility is provided to assure that restoration will be accomplished in the shortest feasible time.

Archaeological and Paleontological Resources

30244. Where development would adversely impact archaeological or paleontological resources as identified by the State Historic Preservation Officer, reasonable mitigation measures shall be required.

Shoreline Access

30210. In carrying out the requirement of Section 4 of Article X of the California Constitution, maximum access, which shall be conspicuously posted, and recreational opportunities shall be provided for all the people consistent with public safety needs and the need to protect public rights, rights of private property owners, and natural resource areas from overuse.
30211. Development shall not interfere with the public's right of access to the sea where acquired through use, custom, or legislative authorization, including, but not limited to, the use of dry sand and rocky coastal beaches to the first line of terrestrial vegetation.
30212. (a) Public access from the nearest public roadway to the shoreline and along the coast shall be provided in new development projects except where (1) it is inconsistent with public safety, military security needs, or the protection of fragile coastal resources, (2) adequate access exists nearby, or, (3) agriculture would be adversely affected. Dedicated accessway shall not be required to be opened to public use until a public agency or private association agrees to accept responsibility for maintenance and liability of the accessway.
- (c) Nothing in this division shall restrict public access nor shall it excuse the performance of duties and responsibilities of public agencies which are required by Sections 66478.1-66478.14, inclusive, of the Government Code and by Section 4 of Article X of the California Constitution.

Recreation

30220. Coastal areas suited for water-oriented recreational activities that cannot readily be provided at inland water areas shall be protected for such uses.
30221. Oceanfront land suitable for recreational use shall be protected for recreational use and development unless present and foreseeable future demand for public or commercial recreational activities that could be accommodated on the property is already adequately provided for in the area.
30222. The use of private lands suitable for visitor-serving commercial recreation facilities designed to enhance public opportunities for coastal recreation shall have priority over private residential, general industrial, or general commercial development, but not over agriculture or coastal-dependent industry.
30223. Upland areas necessary to support coastal recreational uses shall be reserved for such uses, where feasible.
30250. (c) Visitor-serving facilities that cannot feasibly be located in existing developed areas shall be located in existing isolated developments or at selected points of attractions for visitors.

Agriculture

30241. The maximum amount of prime agricultural land shall be maintained in agricultural production to assure the protection of the areas' agricultural economy, and conflicts shall be minimized between agricultural and urban land uses through all of the following:

- (a) By establishing stable boundaries separating urban and rural areas, including, where necessary, clearly defined buffer areas to minimize conflicts between agricultural and urban uses.
 - (b) By limiting conversions of agricultural lands around the periphery of urban areas to the lands where the viability of existing agricultural use is already severely limited by conflicts with urban uses and where the conversion of the lands would complete a logical and viable neighborhood and contribute to the establishment of a stable limit to urban development.
 - (c) By developing available lands not suited for agriculture prior to the conversion of agricultural lands.
 - (d) By assuring that public service and facility expansions and non-agricultural development do not impair agricultural viability, either through increased assessment costs or degraded air and water quality.
 - (e) By assuring that all divisions of prime agricultural lands, except those conversions approved pursuant to subdivision (b) of this section, and all development adjacent to prime agricultural lands shall not diminish the productivity of such prime agricultural lands.
30242. All other lands suitable for agricultural use shall not be converted to non-agricultural uses unless (1) continued or renewed agricultural use is not feasible, or (2) such conversion would preserve prime agricultural land or concentrate development consistent with Section 30250. Any such permitted conversion shall be compatible with continued agricultural use on surrounding lands.
30243. The long-term productivity of soils and timberlands shall be protected, and conversions of coastal commercial timberlands in units of commercial size to other uses or their Division shall be limited to providing for necessary timber processing and related facilities.
30250. (a) New residential, commercial, or industrial development, except as otherwise provided in this division, shall be located within, contiguous with, or in close proximity to, existing developed areas able to accommodate it or, where such areas are not able to accommodate it, in other areas with adequate public services and where it will not have significant adverse effects, either individually or cumulatively, on coastal resources. In addition, land divisions, other than leases, for agricultural uses, outside existing developed areas shall be permitted only where 50 percent of the usable parcels in the area have been developed and the created parcels would be no smaller than the average size of surrounding parcels.
30411. (c) The Legislature finds and declares that salt water or brackish water aquaculture is a coastal-dependent use which should be encouraged to augment food supplies and to further the policies set forth in Chapter 4 (commencing with Section 825) see SB 52) of Division 1. The Department of Fish and Game may identify coastal sites it deems appropriate for aquaculture facilities. Such sites shall be identified in conjunction with the appropriate local coastal program prepared pursuant to this division. The commission, and where appropriate, local governments, shall consistent with the coastal planning requirements of this division, provide for as many coastal sites identified by the Department of Fish and Game for uses as are consistent with the policies of Chapter 3 (commencing with Section 30200) of this division.

Commercial Fishing and Recreational Boating

30224. Increased recreational boating use of coastal waters shall be encouraged, in accordance with this division, by developing dry storage areas, increasing public launching facilities, providing additional berthing space in existing harbors, limiting non-water-dependent land uses that congest access corridors and preclude boating support facilities, providing harbors of refuge, and by providing for new boating facilities in natural harbors, new protected water areas, and in areas dredged from dry land.
30234. Facilities serving the commercial fishing and recreational boating industries shall be protected and, where feasible, upgraded. Existing commercial fishing and recreational boating harbor space shall not be reduced unless the demand for those facilities no longer exists or adequate substitute space has been provided. Proposed recreational boating facilities shall, where feasible, be designed and located in such a fashion as not to interfere with the needs of the commercial fishing industry.
30255. Coastal-dependent developments shall have priority over other developments on or near the shoreline. Except as provided elsewhere in this division, coastal-dependent developments shall not be sited in a wetland. When appropriate, coastal-related developments should be accommodated within reasonable proximity to the coastal-dependent uses they support.

Hazard

30253. New development shall:
- (1) Minimize risks to life and property in areas of high geologic, flood, and fire hazard.
 - (2) Assure stability and structural integrity, and neither create nor contribute significantly to erosion, geologic instability, or destruction of the site or surrounding area or in any way require the construction of protective devices that would substantially alter natural landforms along bluffs and cliffs.
30236. Channelizations, dams, or other substantial alterations of rivers and strams shall incorporate the best mitigation measures feasible, and be limited to (1) necessary water supply projects, (2) flood control projects where no other method for protecting existing structures in the flood plain is feasible and where such protection is necessary for public safety or to protect existing development, or (3) developments where the primary function is the improvement of fish and wildlife habitat.

Energy

- 30001.2. The Legislature further finds and declares that, notwithstanding the fact electrical generating facilities, refineries, and coastal-dependent developments, including ports and commercial fishing facilities, offshore petroleum and gas development, and liquefied natural gas facilities, may have significant adverse effects on coastal resources or coastal access, it may be necessary to locate such development in the coastal zone in order to ensure that inland as well as coastal resources are preserved and that orderly economic development proceeds within the state.
30232. Protection against the spillage of crude oil, gas, petroleum products, or hazardous substances shall be provided in relation to any development or transportation of such materials. Effective containment and cleanup facilities and procedures shall be provided for accidental spills that do occur.

30250. (b) Where feasible, new hazardous industrial development shall be located away from existing developed areas.
30255. Coastal-dependent developments shall have priority over other developments on or near the shoreline. Except as provided elsewhere in this division, coastal-dependent developments shall not be sited in a wetland. When appropriate, coastal-related developments should be accommodated within reasonable proximity to the coastal-dependent uses they support.
30260. Coastal-dependent industrial facilities shall be encouraged to locate or expand within existing sites and shall be permitted reasonable long-term growth where consistent with this division. However, where new or expanded coastal-dependent industrial facilities cannot feasibly be accommodated consistent with other policies of this division, they may nonetheless be permitted in accordance with this section and Sections 30261 and 30262 if (1) alternative locations are infeasible or more environmentally damaging; (2) to do otherwise would adversely affect the public welfare; and (3) adverse environmental effects are mitigated to the maximum extent feasible.

Oil and Gas Development

30262. Oil and gas development shall be permitted in accordance with Section 30260, if the following conditions are met:
- (a) The development is performed safely and consistent with the geologic conditions of the well site.
 - (b) New or expanded facilities related to such development are consolidated, to the maximum extent feasible and legally permissible, unless consolidation will have adverse environmental consequences and will not significantly reduce the number of producing wells, support facilities, or sites required to produce the reservoir economically and with minimal environmental impacts.
 - (c) Environmentally safe and feasible subsea completions are used when drilling platforms or islands would substantially degrade coastal visual qualities unless use of such structures will result in substantially less environmental risks.
 - (d) Platforms or islands will not be sited where a substantial hazard to vessel traffic might result from the facility or related operations, determined in consultation with the United States Coast Guard and the Army Corps of Engineers.
 - (e) Such development will not cause or contribute to subsidence hazards unless it is determined that adequate measures will be undertaken to prevent damage from such subsidence.
 - (f) With respect to new facilities, all oilfield brines are reinjected into oil-producing zones unless the Division of Oil and Gas of the Department of Conservation determines to do so would adversely affect production of the reservoirs and unless injection into other subsurface zones will reduce environmental risks. Exceptions to reinjections will be granted consistent with the Ocean Waters Discharge Plan of the State Water Resources Control Board and where adequate provision is made for the elimination of petroleum odors and water quality problems.

Where appropriate, monitoring programs to record land surface and near-shore ocean floor movements shall be initiated in locations of new large-scale fluid extraction on land or near shore before operations begin and shall continue until surface conditions have stabilized. Costs of monitoring and mitigation programs shall be borne by liquid and gas extraction operators.

Tanker Facilities

30261. (a) Multicompany use of existing and new tanker facilities shall be encouraged to the maximum extent feasible and legally permissible, except where to do so would result in increased tanker operations and associated onshore development incompatible with the land use and environmental goals for the area. New tanker terminals outside of existing terminal areas shall be situated as to avoid risk to environmentally sensitive areas and shall use a monobuoy system, unless an alternative type of system can be shown to be environmentally preferable for a specific site. Tanker facilities shall be designed to (1) minimize the total volume of oil spilled, (2) minimize the risk of collision from movement of other vessels, (3) have ready access to the most effective feasible containment and recovery equipment for oilspills, and (4) have onshore deballasting facilities to receive any fouled ballast water from tankers where operationally or legally required.

Refineries and Petrochemical Facilities

30263. (a) New or expanded refineries or petrochemical facilities not otherwise consistent with the provisions of this division shall be permitted if: (1) alternative locations are not feasible or are more environmentally damaging, (2) adverse environmental effects are mitigated to the maximum extent feasible, (3) it is found that not permitting such development would adversely affect the public welfare, (4) the facility is not located in a highly scenic or seismically hazardous area, on any of the Channel Islands, or within or contiguous to environmentally sensitive areas, and (5) the facility is sited so as to provide a sufficient buffer area to minimize adverse impacts on surrounding property.
- (b) In addition to meeting all applicable air quality standards, new or expanded refineries or petrochemical facilities shall be permitted in areas designated as air quality maintenance areas by the State Air Resources Board and in areas where coastal resources would be adversely affected only if the negative impacts of the project upon air quality are offset by reductions in gaseous emissions in the area by the users of the fuels, or, in the case of an expansion of an existing site, total site emission levels, and site levels for each emission type for which national or state ambient air quality standards have been established do not increase.
- (c) New or expanded refineries or petrochemical facilities shall minimize the need for once-through cooling by using air cooling to the maximum extent feasible and by using treated waste waters from inplant processes where feasible.

Liquefied Natural Gas (LNG) Terminals

30261. (b) Because of the unique problems involved in the importation, transportation, and handling of liquefied natural gas, the location of terminal facilities therefore shall be determined solely and exclusively as provided in Chapter 10 (commencing with Section 5550) of Division 2 of the Public Utilities Code and the provisions of this division shall not apply unless expressly provided in such Chapter 10.

Electrical Generation Facilities

30413. (b) The commission shall, prior to January 1, 1978, and after one or more public hearings, designate those specific locations within the coastal zone where the location of a facility as defined in Section 25110 would prevent the achievement of the objectives of this division; provided, however, the specific locations that are presently used for such facilities and reasonable expansion thereof shall not be so designated. Each such designation shall include a description of the boundaries of such locations, the objectives of this division which would be so affected, and detailed findings concerning the significant adverse impacts that would result from development of a facility in the designated area. The commission shall consider the conclusions, if any, reached by the State Energy Resources Conservation and Development Commission in its most recently promulgated comprehensive report issued pursuant to Section 25309. The commission shall transmit a copy of its report prepared pursuant to this subdivision to the State Energy Resources Conservation and Development Commission.
30264. Notwithstanding any other provision of this division, except subdivisions (b) and (c) of Section 30413, new or expanded thermal electric generating plants may be constructed in the coastal zone if the proposed coastal site has been determined by the State Energy Resources Conservation and Development Commission to have greater relative merit pursuant to the provisions of Section 25516.1 than available alternative sites and related facilities for an applicant's service area which have been determined to be acceptable pursuant to the provisions of Section 25516.

Beach Erosion and Shoreline Structures

30235. Revetments, breakwaters, groins, harbor channels, seawalls, cliff-retaining walls, and other such construction that alters natural shoreline processes shall be permitted when required to serve coastal-dependent uses or to protect existing structures or public beaches in danger from erosion and when designed to eliminate or mitigate adverse impacts on local shoreline sand supply. Existing marine structures causing water stagnation contributing to pollution problems and fishkills should be phased out or upgraded where feasible.
30253. New development shall:
- (1) Minimize risks to life and property in areas of high geologic, flood, and fire hazard.
 - (2) Assure stability and structural integrity, and neither create nor contribute significantly to erosion, geologic instability, or destruction of the site or surrounding area or in any way require the construction of protective devices that would substantially alter natural landforms along bluffs and cliffs.

Public Works

30241. The maximum amount of prime agricultural land shall be maintained in agricultural production to assure the protection of the areas' agricultural economy, and conflicts shall be minimized between agricultural and urban land uses. . . (d) by assuring that public service and facility expansions and nonagricultural development do not impair agricultural viability, either through increased assessment costs or degraded air and water quality.
30250. (a) New residential, commercial, or industrial development, except as otherwise provided in this division, shall be located within, contiguous with, or in close proximity to, existing developed areas able to accommodate it or, where such areas are not able to accommodate it, in other areas with adequate public services and where it will not have significant adverse effects, either individually or cumulatively, on coastal resources. In addition, land divisions, other than leases for agricultural uses, outside existing developed areas shall be permitted only where 50 percent of the usable parcels in the area have been developed and the created parcels would be no smaller than the average size of surrounding parcels.
30251. The scenic and visual qualities of coastal areas shall be considered and protected as a resource of public importance. Permitted development shall be sited and designed to protect views to and along the ocean and scenic coastal areas, to minimize the alteration of natural land forms, to be visually compatible with the character of the surrounding area and, where feasible, to restore and enhance visual quality in visually degraded areas. New development in highly scenic areas such as those designated in the California Coastline Preservation and Recreation Plan prepared by the Department of Parks and Recreation and by local government shall be subordinate to the character of its setting.
30252. The location and amount of new development should maintain and enhance public access to the coast by (1) facilitating the provision or extension of transit service, (2) providing commercial facilities within or adjoining residential development or in other areas that will minimize the use of coastal access roads, (3) providing non automobile circulation within the development; (4) providing adequate parking facilities or providing substitute means of serving the development with public transportation, (5) assuring the potential for public transit for high-intensity uses such as high-rise office buildings, and by (6) assuring that the recreational needs of new residents will not overload nearby coastal recreation areas by correlating the amount of development with local park acquisition and development plans with the provision of on-site recreational facilities to serve the new development.
30254. New or expanded public works facilities shall be designed and limited to accommodate needs generated by development or uses permitted consistent with the provisions of this division; provided, however, that it is the intent of the Legislature that State Highway Route 1 in rural areas of the coastal zone remain a scenic two-lane road. Special districts shall not be formed or expanded except where assessment for, and provision of, the service would not induce new development inconsistent with this division. Where existing or planned public works facilities can accommodate only a limited amount of new development, services to coastal dependent land use, essential public services and basic industries vital to the economic health of the region, state or nation, public recreation, commercial recreation and visitor-serving land uses shall not be precluded by other development.

Housing

30213. Low cost visitor and recreational facilities and housing opportunities for persons of low and moderate income shall be protected, encouraged, and, where feasible, provided...New housing in the coastal zone shall be developed in conformity with the standards, policies, and goals of the local housing elements adopted in accordance with the requirements of subdivision (c) of Section 65302 of the Government Code.
30250. (a) New development, except as otherwise provided in this division, shall be located in, contiguous with, or in close proximity to, existing development areas able to accommodate it or, where such areas are not available to accommodate it, in other areas with adequate public services and where it will not have significant adverse effects, either individually or cumulatively, on coastal resources. In addition, land divisions, other than leases for agricultural uses, outside existing development areas shall be permitted only where fifty percent of the usable parcels in the area have been developed and the created parcels will be no smaller than the average size of surrounding parcels.
30253. New development shall:
- (1) Minimize risks to life and property in areas of high geologic, flood, and fire hazard.
 - (2) Assure stability and structural integrity, and neither create nor contribute significantly to erosion, geologic instability, or destruction of the site or surrounding area or in any way require the construction of protective devices that would substantially alter natural landforms along bluffs and cliffs.
 - (3) Be consistent with requirements imposed by an air pollution control district or the State Air Resources Control Board as to each particular development.
 - (4) Minimize energy consumption and vehicle miles traveled.
 - (5) Where appropriate, protect special communities and neighborhoods which, because of their unique characteristics, are popular visitor destination points for recreational uses.

Locating and Planning New Development

30244. Where development would adversely impact archaeological or paleontological resources as identified by the State Historic Preservation Officer, reasonable mitigation measures shall be required.
30250. New residential, commercial, or industrial development, except as otherwise provided in this division, shall be located within, contiguous with, or in close proximity to, existing developed areas able to accommodate it, or where such areas are not able to accommodate it, in other areas with adequate public services and where it will not have significant adverse effects, either individually or cumulatively, on coastal resources. In addition, land divisions, other than leases for agricultural uses, outside existing developed areas shall be permitted only where 50 percent of the usable parcels in the area have been developed and the created parcels would be no smaller than the average size of surrounding parcels.

30252. The location and amount of new development should maintain and enhance public access to the coast by (1) facilitating the provision or extension of transit service, (2) providing commercial facilities within or adjoining residential development or in other areas that will minimize the use of coastal access roads, (3) providing non automobile circulation within the development, (4) providing adequate parking facilities or providing substitute means of serving the development with public transportation, (5) assuring the potential for public transit for high intensity uses such as high-rise office buildings, and (6) by assuring that the recreational needs of new residents will not overload nearby coastal recreational areas by correlating the amount of development with local park acquisition and development plans with the provisions of on-site recreational facilities to serve the new development.
30253. New development shall:
- (3) Be consistent with requirements imposed by an air pollution control district or the State Air Resources Control Board, as to each particular development.
 - (4) Minimize energy consumption and vehicle miles traveled.

Ventura County
Coastal Land Use Plan

THE NORTH COAST

AREA SUMMARY

The North Coast spans twelve miles from the northern County line at Rincon Point southward to the Ventura River. It encompasses coastal cliffs, formed by eroding marine terraces, a portion of the Santa Inez Mountains, narrow sandy beaches, rocky tidepools, and a perennial stream.

Approximately ninety percent of the area inland of Highway 101 is open space or agriculture. Most of the land is owned in large parcels of 20 to 40 acres, or more. Oil wells and related facilities are scattered throughout the area. U.S. Highway 101 and the tracks of the Southern Pacific Railroad wind along the narrow strip of land at the base of the mountains.

Six residential and two industrial "communities", as designated by the County in 1978, are located on the North Coast (Figure 1). The purpose of the "community" designation is to recognize the existing urban development along the coast, and to allow those specific areas to infill using prevailing zoning categories. The communities are:

1. Rincon Point. A 9.4 acre residential area with controlled access. It is zoned "R-1" (Single-Family Residential, 7,000 square foot minimum lot size).
2. La Conchita. An older residential community, about two miles south of the Santa Barbara-Ventura County line, east of U.S. Highway 101, that encompasses 30.6 acres and is zoned "R-B" (Residential-Beach) and "C-1" (Neighborhood Commercial).
3. Mussel Shoals. A 5.81 acre, mixed-density residential area. It is located west of U.S. Highway 101 and the Old Coast Highway, and is zoned "R-B" and "C-2" (General Commercial).
4. Seacliff. An area of 23.1 acres bounded on the north by freeway right-of-way, east by the Old Coast Highway, and to the south by Hobson County Park. The homes are single family and zoning is "R-B".
5. Faria. A residential area west of U.S. Highway 101 and about 5.5 miles north of the city of San Buenaventura. It encompasses 23.5 acres under single ownership. The area is zoned "R-B".

6. Solimar. Also zoned "R-B", this residential community is located between Old Coast Highway and the beach, approximately 3.75 miles north of the city of San Buenaventura.
7. Mobil Rincon. One of two industrial "communities" on the North Coast, it is approximately 375 acres in size, with 158 acres still potentially developable. It contains two processing facilities: Mobil Rincon and Chanslor-Western/Coline. The major portion of development is inland, and zoned "M-2" (Limited Industrial).
8. Phillips. Phillips Petroleum processing plant at La Conchita is the second industrial community. It encompasses 16 acres that are fully developed under "M-3" (General Industrial district) zoning.

Portions of the North Coast are set aside for recreation. Emma Wood State Beach, about seven miles south of Solimar, has 150 overnight campsites and also includes the popular surfing area at Rincon Point. Hobson County Park, Faria County Park, and the Rincon Parkway have additional opportunities for camping and beach access. A fire station is located north of, and immediately adjacent to, the community of Seacliff.

ENVIRONMENTALLY SENSITIVE HABITATS

A. Tidepools and Beaches

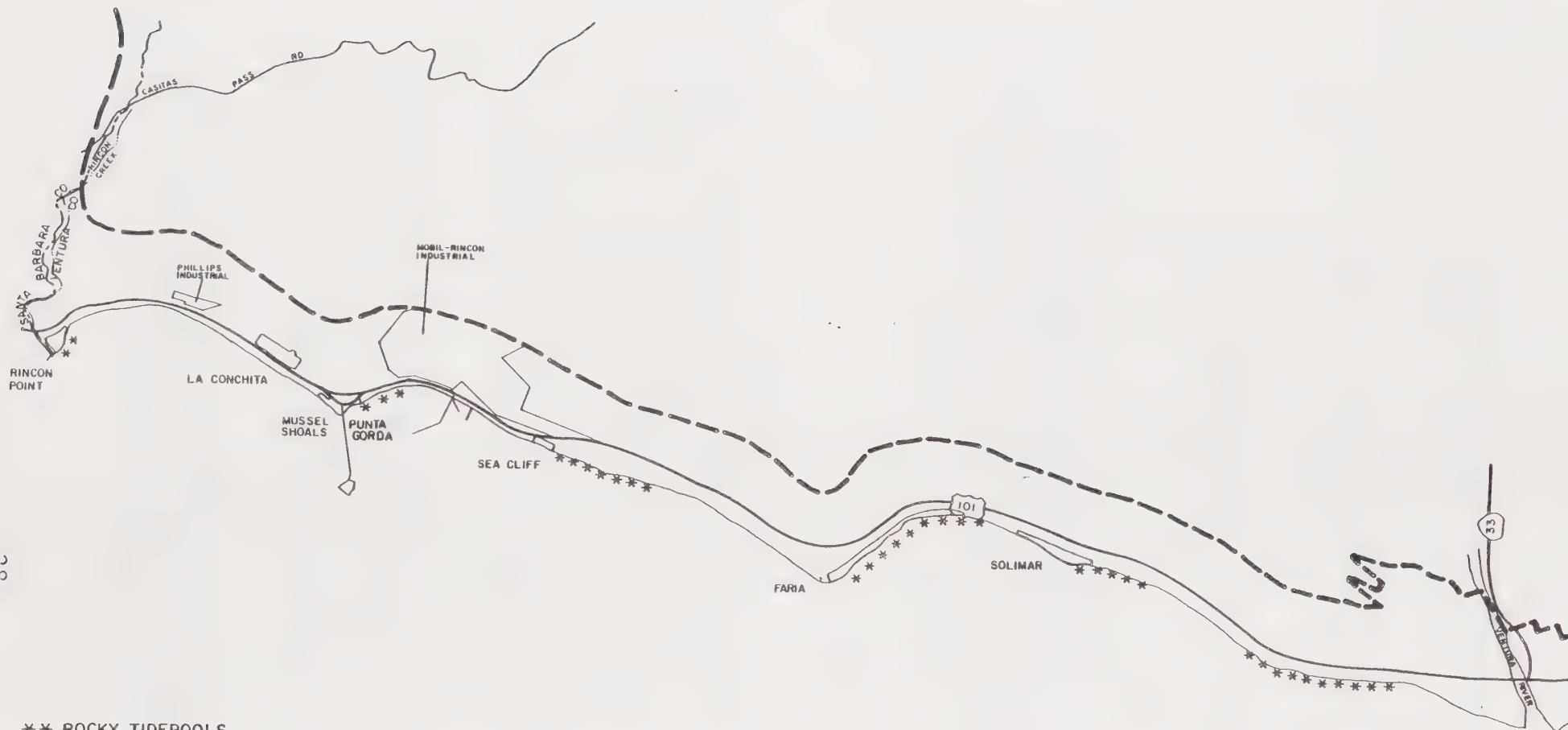
Tidepools occur at Faria, Mussel Shoals, Seacliff and Emma Wood State Beach (Figure 1). Subtidal rock outcrops provide anchorage for kelp, which in turn provides habitat for a multitude of organisms. Intertidal and subtidal diversity creates feeding habitat for a variety of water birds. The sandy beach adjacent to the rocky areas serves as resting habitat for shorebirds, and is important for shellfish and as grunion spawning grounds.

Objective

The protection of tidepools.

Policies

1. Shoreline interpretive programs will be coordinated by all appropriate agencies for existing recreation sites, including Hobson and Faria County Parks, and Emma Wood State Beach. Coastal ecology should be included into interpretive programs as they are developed for new State recreation areas and parks.
2. Provisions will be made for the proper disposal of recreation-generated wastewater effluent and solid waste at public sites along the North Coast. County Service Area (CSA) 29 will help provide an acceptable wastewater disposal system for portions of the North Coast.
3. Shoreline protection structures, such as revetments, seawalls, groins, or breakwaters, are allowed when they are necessary to protect existing developments, coastal-dependent land uses, and public beaches. Any structures built under these conditions will incorporate mitigation measures that reduce intertidal or nearshore habitat losses and impacts on local shoreline and sand supply.
4. Placement of any fill or dredged material along the North Coast beach intertidal area shall be carried out in consultation with the State Department of Fish and Game, in order to ensure that the timing and location of such activities does not disrupt the life cycles of intertidal or sandy beach species.



*** ROCKY TIDEPOOLS

ENVIRONMENTALLY SENSITIVE HABITAT ON THE NORTH COAST

COASTAL PLAN

county of ventura
resource management agency
planning division



FIGURE 1

5. An applicant for any coastal project, including shoreline protective devices, will show that their proposal will not cause long-term adverse impact on beach or intertidal areas. Impacts include, but are not limited to, destruction of the rocky substrate, smothering of organisms, contamination from improperly treated wastewater or oil, runoff from streets and parking areas. Findings to be made will include, but not be limited to, proper wastewater disposal.
6. Policies 2 through 5 are also applicable to projects involving alterations to existing shoreline protection structures.
7. The adopted State 'Guidelines for Wetlands and other Wet, Environmentally Sensitive Habitats' will be used when analyzing any projects that may impact or alter tidepools.

B. Creek Corridors

Rincon Creek is the only perennial riparian corridor on the North Coast (Figure 2). However, other stream or creek corridors are considered to be watercourses, either perennial or intermittent, as shown on USGS quadrangle maps, as measured between the high water mark, or the break in each bank. Maintenance of native vegetation will help diffuse floods and run-off, minimize soil erosion, and retard sedimentation.

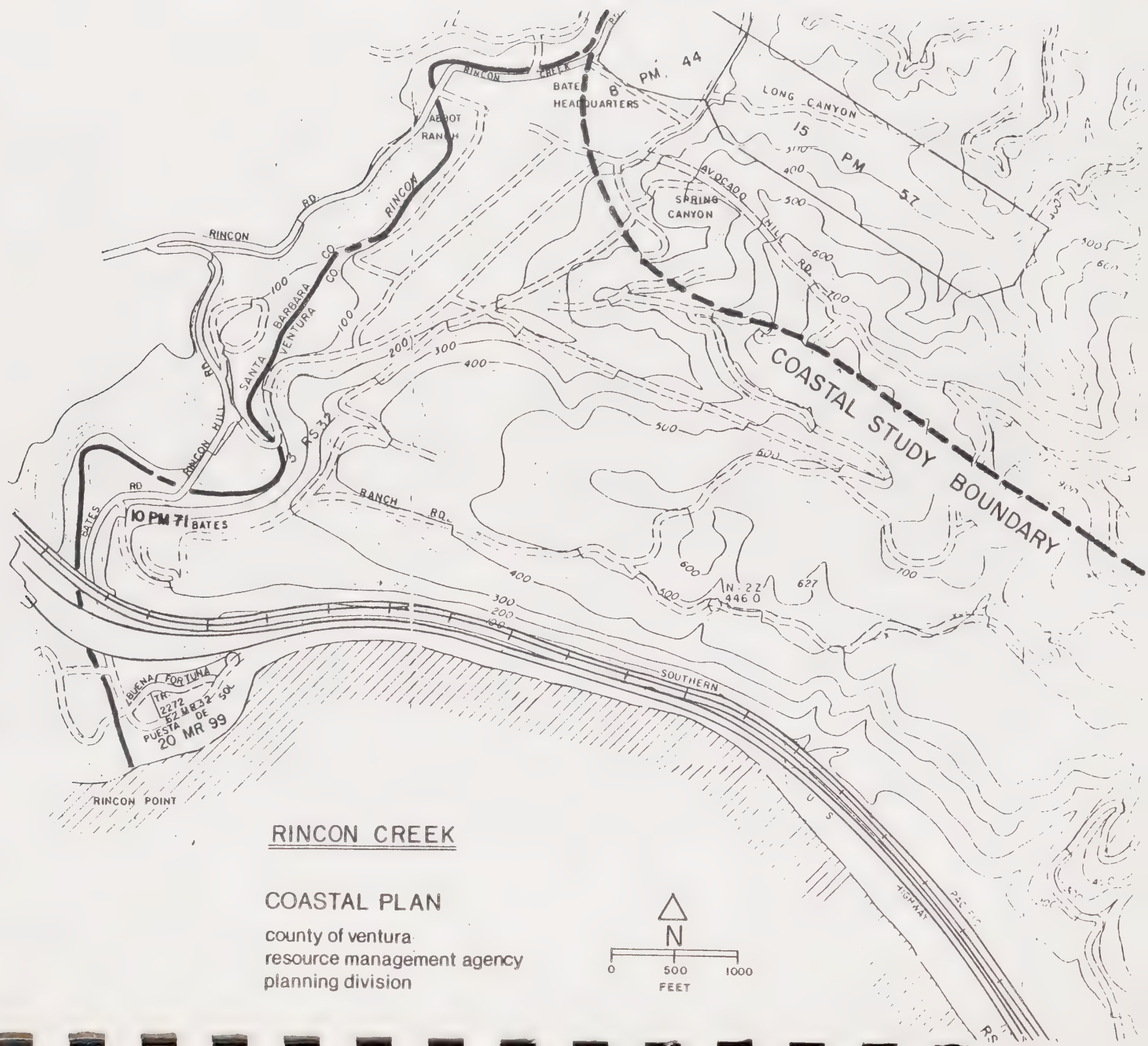
Objective

To maintain creek corridors in as natural a state as possible while still accommodating the needs of public health and safety.

Policies

1. All projects on land either in a stream or creek corridor or within 100 feet of such corridor (buffer area), shall be sited and designed to prevent impacts which would significantly degrade riparian habitats, and shall be compatible with the continuance of such habitats.
2. Substantial alterations (channelizations, dams, etc.) to river, stream, or creek corridors are limited to:
 - a) necessary water supply projects;
 - b) flood control projects where no other method for protecting existing structures in the flood plain is feasible, and where such protection is necessary for public safety or to protect existing development; or
 - c) developments where the primary function is the improvement of fish and wildlife habitat.
3. Projects allowed per the above policies will incorporate the best mitigation measures feasible.

FIGURE 2



RINCON CREEK

COASTAL PLAN

county of ventura
resource management agency
planning division



4. Criteria set forth in the adopted Coastal Commission's "Statewide interpretive guidelines for wetlands and other environmentally sensitive wet habitats" will be used in evaluating projects proposed within the Rincon Creek corridor.

ARCHAEOLOGICAL AND PALEONTOLOGICAL RESOURCES

A. Archaeology

The Ventura County coast is archaeologically and culturally significant to a variety of different groups. Earlier, it was the site of one of the densest Native American populations in North America. The promontories of Punta Gorda and Pitas Point on the North Coast were the focus of many activities of the Chumash, a sophisticated coastal people. Later, came active maritime and mission periods. Much of the County's coastal zone, while archaeologically sensitive, has not been well-surveyed (S. Callison, pers. comm.).

Recent research indicates that knowledge of the distribution and location of earlier human habitation sites will add yet another dimension to our understanding of climatic and environmental cycles, since villages throughout the southwest were closely associated with water sources, many of which are now dry (Euler et al. 1979).

The County's Public Works Agency reviews all major development applications for archaeological resources. Specific sites, however, are not named to avert disturbance or destruction.

Objective

To recognize that archaeological sites in the County's coastal zone are as significant to an understanding of human and environmental history. To protect Coast archaeological sites from destruction to the maximum extent feasible.

Policies

1. Based upon the location of a proposed project Public Works may require the following work be performed as a permit condition:
 - a. High sensitivity area: Field survey and test pits
 - b. Medium to high sensitivity area: Field survey
 - c. Moderate to negligible: No field work necessary

For projects located in an area (a) or (b), the applicant will have a qualified archaeologist assess the development impacts and cultural significance of the site. As may be appropriate, the Northridge Archaeological Research Center at Cal State Northridge should be contacted for a Native American Monitor or Native American approved archaeologist to observe and aid the work during excavation of anger holes, test pits, trenches or exposures (Appendix 2) .

2. A summary of the qualifications of the archaeologist who performs the applicant's study will be presented with the rest of the required information.
3. Human burials should not be removed from the ground without specific authorization, and under direction of, a Native American Monitor or Native American approved archaeologist.
4. Where significant archaeological resources have been identified on a site, a qualified archaeologist may be required to be present, at the applicant's expense, during all excavating, grading and other earth-moving activities.
5. Location of all coastal zone archaeological sites will be kept confidential to avert disturbance or destruction.
6. Archaeological, historical and ethnobotanical interpretation of native peoples in Ventura County should be incorporated into existing interpretive programs as feasible, and into future interpretive programs at public recreation areas as funds become available.
7. Where new development would adversely impact archaeological resources, reasonable mitigation measures will be required. Such measures may involve covering the site, moving the structure(s) to another site on the parcel, or not constructing on the site, depending on the severity of the impacts and the significance of the resources.
8. If previously unknown resources are discovered after construction starts, all work shall cease and the Public Works Agency shall be notified. After review of the site by the Agency, or other qualified personnel, additional reasonable mitigation measures may be required.

B. Paleontology

The geological and biological history of the Ventura County coast is significant. The coastal zone contains areas with marine fossils that are among the best in southern California (B. Welton, pers. comm.). Records in the Los Angeles County Museum of Natural History show extensive fossil sites in Ventura County. The coastal zone has yielded many 'type' specimens, used as the example specimen against

which all other finds of the same animal are compared. Groups of fossils in the marine terraces of the North Coast are currently being used to help geologists unravel patterns of seismic movement in the area (J. Valentine, pers. comm.).

Unlike archaeological sites, paleontological sites are not necessarily destroyed by grading and construction. In fact, grading will often expose additional rock layers and increase the potential for new finds.

Objective

To recognize the current and potential significance of coastal fossils to geological and biological knowledge of the County, and of popular interest in fossils. To preserve significant paleontological sites to the fullest extent possible, and to take steps to preserve the information a site may yield.

Policies

1. Based upon the location of a proposed project on the Paleontological Sensitivity Map, to be prepared by the Los Angeles County Museum of Natural History, an evaluation of impacts on paleontological resources will be a consideration in the environmental review process.
2. Consider adopting guidelines similar to those developed by the Los Angeles County Museum of Natural History for the city of Los Angeles as paleontology becomes part of the environmental review process (Appendix 3).
3. Significant fossil discoveries will be reported to the Los Angeles County Museum of Natural History or appropriate scientists to ensure preservation of the information a site may yield.
4. Fossil discoveries will also be reported to the County Cultural Heritage Board to ensure maintenance of the information in Ventura County.
5. Where new development would adversely impact paleontological resources, reasonable mitigation measures will be required. Such measures may involve covering the site, moving the structure(s) to another site on the parcel, or not constructing on the site, depending on the severity of the impacts and the significance of the resources.
6. If previously unknown resources are discovered after construction starts, all work shall cease and the Public Works Agency shall be notified. After review of the site by the Agency, or other qualified personnel, additional reasonable mitigation measures may be required.

RECREATION AND ACCESS

A. Recreation

There are several developed, accessible recreation areas on the North Coast. Figure 3 is a chart depicting both developed and undeveloped recreation and parking facilities, and Figure 4 is a map showing the location of these facilities. A parking lot and broad accessway, maintained as an extension of Emma Wood State Beach, is located at Rincon Point. The area's waves attract a large number of surfers. Excellent rocky tidepools are another of the Point's attractive resources. The major segment of Emma Wood State Beach is found between Solimar and the Ventura River. The County maintains two park areas, Hobson and Faria County Parks. Both Hobson and Faria have sanitation difficulties and an acceptable way of disposing liquid waste from recreational vehicles must be found. Other popular North Coast recreation sites include the beach along Mussel Shoals and segments of U.S. Highway 101. There are no public conveniences or parking at Mussel Shoals, and many popular sections of U.S. 101 are not officially designated for use and therefore are not maintained. Trash and sanitation are major problems, and illegal camping and parking are frequent.

Parking and camping facilities are more than adequate for only 12 shoreline miles. Day use facilities, both marked and unmarked but now utilized, are sufficient to accommodate over 850 vehicles. Also, over 500 camping spaces are now available with the recent addition of 289 overnight spaces along the Rincon Parkway.

Over 70 percent of the shoreline (8.6 miles) is now owned and controlled by either the State (8.3 miles) or the County (0.3 miles). All the developed facilities shown on Figure 3 have adopted development plans which have already been carried out or are being carried out. The State should augment existing facilities as deemed necessary and provide new facilities when and where appropriate.

Objective

To provide direction to the State, and local agencies as appropriate, for improving and increasing public recreational opportunities on the North Coast consistent with public health and safety, and the protection of private property rights.

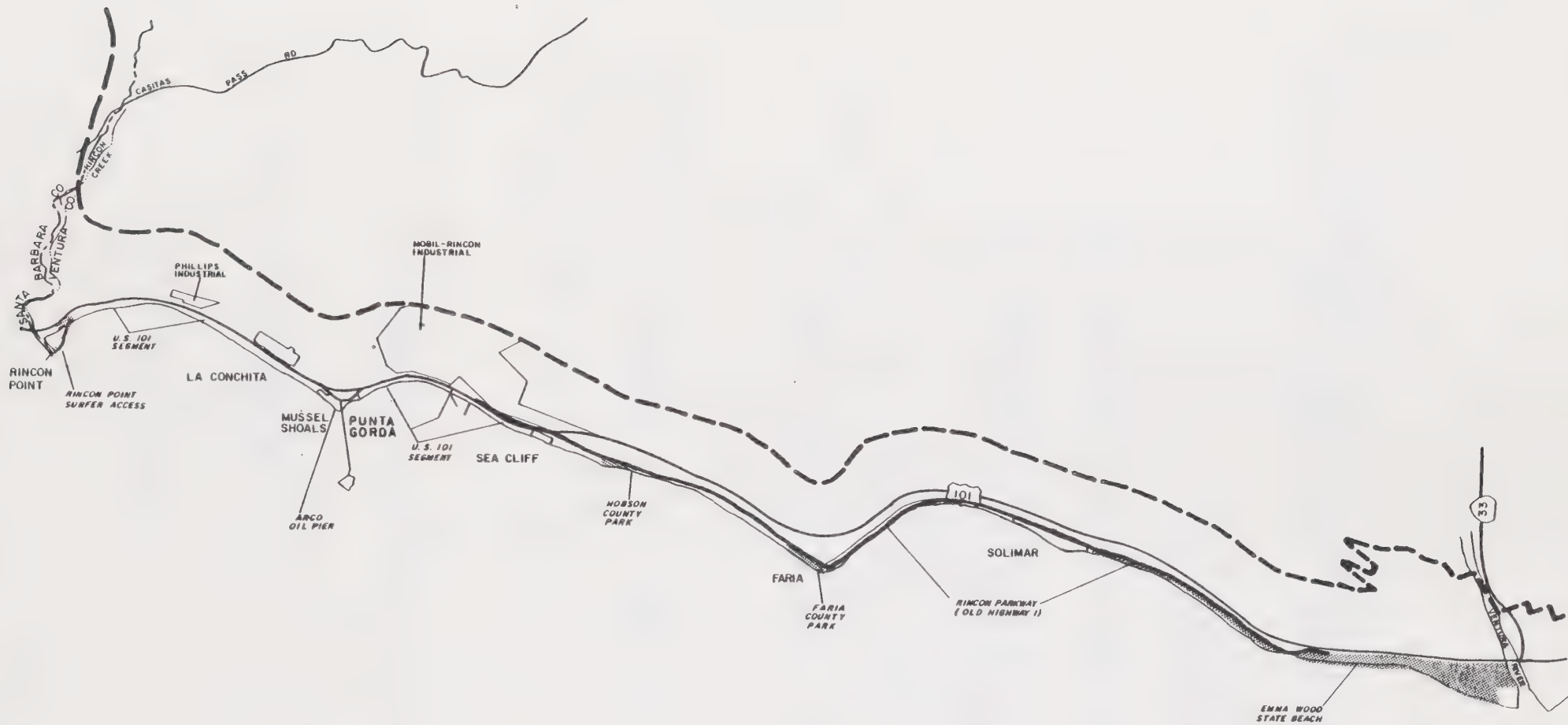
FIGURE 3

NORTH COAST RECREATION AND PARKING FACILITIES

<u>DEVELOPED FACILITIES</u>	<u>ACREAGE</u>	<u>FRONTAGE (Ft.)</u>	<u>NO. PARKING SPACES</u>	<u>NO. CAMPING SPACES</u>
Rincon Point State Surfer Access	2.67	75	67	-
Hobson County Park	1.7	679	-	29
Faria County Park	2.4	684	-	45
Rincon Parkway	-	11,700	180	289
Emma Wood State Beach	100.94	16,000	100 (within City of San Buenaventura)	150
<u>UNDEVELOPED FACILITIES</u>				
Highway 1 - Rincon Point to Punta Gorda	-	8,200	270*	-
Highway 1 - Punta Gorda to Seacliff	-	8,000	260*	-
Totals		45,338 linear ft. 8.6 miles	877	513

* Unmarked spaces - assumed 30 ft. per space

Source: Recreation and Access LCP Issue Paper
Ventura County Resource Management Agency



RECREATIONAL AREAS ON THE NORTH COAST

COASTAL PLAN

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resource management agency
planning division

FIGURE 4

Policies

General

1. Any state plans to augment existing facilities or develop new recreational facilities in unincorporated territory must first be submitted to the County for review and approval.

U.S. Highway 101

2. Camping should be restricted to areas where proper facilities are available.
3. Caltrans should provide trash cans where needed, and increase the frequency of trash pick-up along areas of the highway being used for recreational access to the beach.
4. Caltrans should provide at least one portable toilet along the segment of the highway that extends from Rincon Point to Punta Gorda.

Rincon Point State Surfer Access

5. Encourage the California Department of Fish and Game to work with State Parks to place a modest interpretive tidepool exhibit and collection prohibition sign in the parking lot or along the accessway at Rincon Point.

Hobson County Park and Faria County Park

6. Both parks are in County Service Area 29, but at this time are not scheduled for connection to the sewer system. Future consideration should be given to connecting to the sewer if on-site or self-contained systems prove infeasible.
7. Because of their extensive use by non-County residents, the County will continue to pursue transfer of both parks to the State Parks system.

Old Coast Highway (Rincon Parkway)

8. The State should continue to implement the Rincon Parkway Plan as adopted by the Board of Supervisors.

Emma Wood State Beach

9. The Property Administration Agency will continue to work with State Parks toward an agreement that extends the boundaries of Emma Wood State Beach to include the Rincon Parkway.
10. State Parks should construct additional camping spaces as planned in the Emma Wood State Beach General Plan.

B. Access

The narrowness of the North Coast shoreline, its vulnerability to coastal processes, plus consideration of private rights, prescribe public access to the area. People make their way to the beach primarily through Hobson and Faria County Parks, Emma Wood State Beach, the State-managed parking lot and accessway at Rincon Point, and the Rincon Parkway.

Public shoreline access is considerable on the North Coast. Figure 5 is an inventory of access. Again, over 70 percent of the shoreline (8.6 miles) is now accessible via State or County-owned land. Additionally, good vertical access (within $\frac{1}{2}$ mile) exists to the shoreline in front of all residential areas. These residential areas have very tight boundaries and cannot be expanded without an amendment to this Plan.

The County has received two grants through the Coastal Conservancy Accessway Program to improve access on the north coast. The first was for the purchase and installation of six galvanized steel ladders over the two seawalls along the old coast highway, and one concrete stairway over the riprap at the edge of one of the seawalls. The second grant was for construction of another concrete stairway over the riprap at the edge of the other seawall.

As other necessary improvements to existing accessways are identified, the County will seek funding to complete those improvements. Funding sources include the Coastal Conservancy and the California Conservation Corps.

Objective

To maximize public access to the North Coast sub-area consistent with private property rights, natural resources and processes, and the Coastal Act. Also, to maintain and improve existing access, as funds become available.

Policies

Vertical

1. For all new development between the first public road and the ocean, granting of an easement to allow vertical access to the mean high tide line shall be mandatory unless:
 - a. Adequate public access is already available within a reasonable distance of the site measured along the shoreline, or
 - b. Access at the site would result in unmitigable adverse impacts on areas designated as "sensitive habitats" or tidepools by the land use plan, or

FIGURE 5
NORTH COAST ACCESS INVENTORY

NO. *	NAME AND LOCATION	ACCESS TYPE	SIZE	FRONTAGE	OPEN	SIGNED	OWNED BY	MANAGED BY	REMARKS
1.	Rincon Point State Surfer Park, West of 101 at County line	Park	2.67 ac.	75 ft.	Yes	--	State Parks	State Parks	
2.	Highway 1 Rincon Point to Punta Gorda	Parking Lateral Vertical	--	8,200 ft	Yes	No	CALTRANS	CALTRANS	Undeveloped facility - consists of unmarked parking along Old Coast Highway
3.	Highway 1 Punta Gorda to Seacliff	Parking Lateral Vertical	--	8,000 ft	Yes	No	CALTRANS	CALTRANS	Same as above.
4.	Hobson County Park West of 101, South of Seacliff	Park	1.7 ac.	679 ft.	Yes	Yes	County	County	
5.	Rincon Parkway	Parking Lateral Vertical	--	11,700 ft	Yes	Yes	CALTRANS	CALTRANS	Includes two improvements to beach seawall to construct ladders to improve vertical access. Ladders maintained by Ventura Co.
6.	Faria Co. Park South of 101, 5.5 miles west of Ventura	Park	2.4 ac.	684 ft.	Yes	Yes	County	County	
7.	4270 Faria Road Faria Tract	Lateral	To Seawall	43 ft.	Yes	No	Private	Owner	Pass and Repass only
8.	3912-3024 Pacific Coast Highway, Faria Tract	Lateral	To Seawall	150 ft.	Yes	No	Private	Owner	Pass and Repass only
9.	3488 Pacific Coast Highway, Faria Tract	Lateral	To Seawall	27 ft.	Yes	No	Private	Owner	Pass and Repass only
10.	3438 Pacific Coast Highway, Faria Tract	Lateral	To Seawall	35 ft.	Yes	No	Private	Owner	Pass and Repass only
11.	3974 Pacific Coast Highway, Faria Tract	Lateral	To Seawall	50 ft.	Yes	No	Private	Owner	Pass and Repass only
12.	Emma Wood State Beach West of 101, 3 miles north of Ventura	Park	100 ac.	16,000 ft.	Yes	Yes	State Parks	State Parks	

* Keyed to Land Use Map for North Coast subarea.

- c. Findings are made, consistent with Section 30212 of the Act, that access is inconsistent with public safety, military security needs, or that agriculture would be adversely affected, or
- d. The parcel is too narrow to allow for an adequate vertical access corridor without adversely affecting the privacy of the property owner, or

Lateral

- 2. For all new development between the first public road and the ocean, granting of lateral easements to allow for public access along the shoreline shall be mandatory unless subsection (a) below is found. In coastal areas, where the bluffs exceed five feet in height, all beach seaward of the base of the bluff shall be dedicated. In coastal areas where the bluffs are less than five feet, the area to be dedicated shall be determined by the County. At a minimum, the dedicated easement shall be adequate to allow for lateral access during periods of high tide. In no case shall the dedicated easement be required to be closer than 10 feet to a residential structure. In addition, all fences, no trespassing signs, and other obstructions that may limit public lateral access shall be removed as a condition of development approval.
 - a. Findings are made, consistent with Section 30212 of the Act, that access is inconsistent with public safety, military security needs, or that agriculture would be adversely affected.

Sensitive Habitats

- 3. The applicant of a proposed recreational facility in, or adjacent to, areas designated "sensitive habitats" shall develop a management program to control the kinds, intensities, and locations of uses to preserve the habitat resources to the maximum extent feasible. This program shall be part of development approval.

Rincon Point State Surfer Access

4. While the parking lot provided by State Parks is adequate at this time, it is full at the peak surfing times. State Parks should anticipate the additional parking burden on the area as recreational demands increase in the next few years, and make appropriate accommodations. Long-range potential for the extension of bus service from Ventura and Oxnard along the Rincon Parkway to Rincon Point should also be explored by California Department of Parks and Recreation and South Coast Area Transit.

U.S. Highway 101

5. Caltrans should provide trash containers and sufficient pick-up, and at least one toilet for day-use.
6. When funds become available, the County will work with Caltrans to resolve the access problems from the communities of La Conchita and Mussel Shoals.

Mussel Shoals

7. As new funds are available for continuing maintenance, the County will assume responsibility for lateral accessway dedication attached to existing Coastal Development Permits issued by the Coastal Commission in Mussel Shoals.

Emma Wood State Beach

8. Emma Wood State Beach should be extended to include the Rincon Parkway so that access is maintained for the maximum number of people.

General

9. In accordance with Sec. 30214(a), the time, place, and manner of access will depend on individual facts and circumstances; including topographic and site characteristics, the capacity of the site to sustain use at the intensity proposed, the proximity to adjacent residential uses, the privacy of adjacent owners, and the feasibility to provide for litter collection.
10. In accordance with Sec. 30214(b), the requirement of access shall be reasonable and equitable, balancing the rights of the individual property owner and the public.

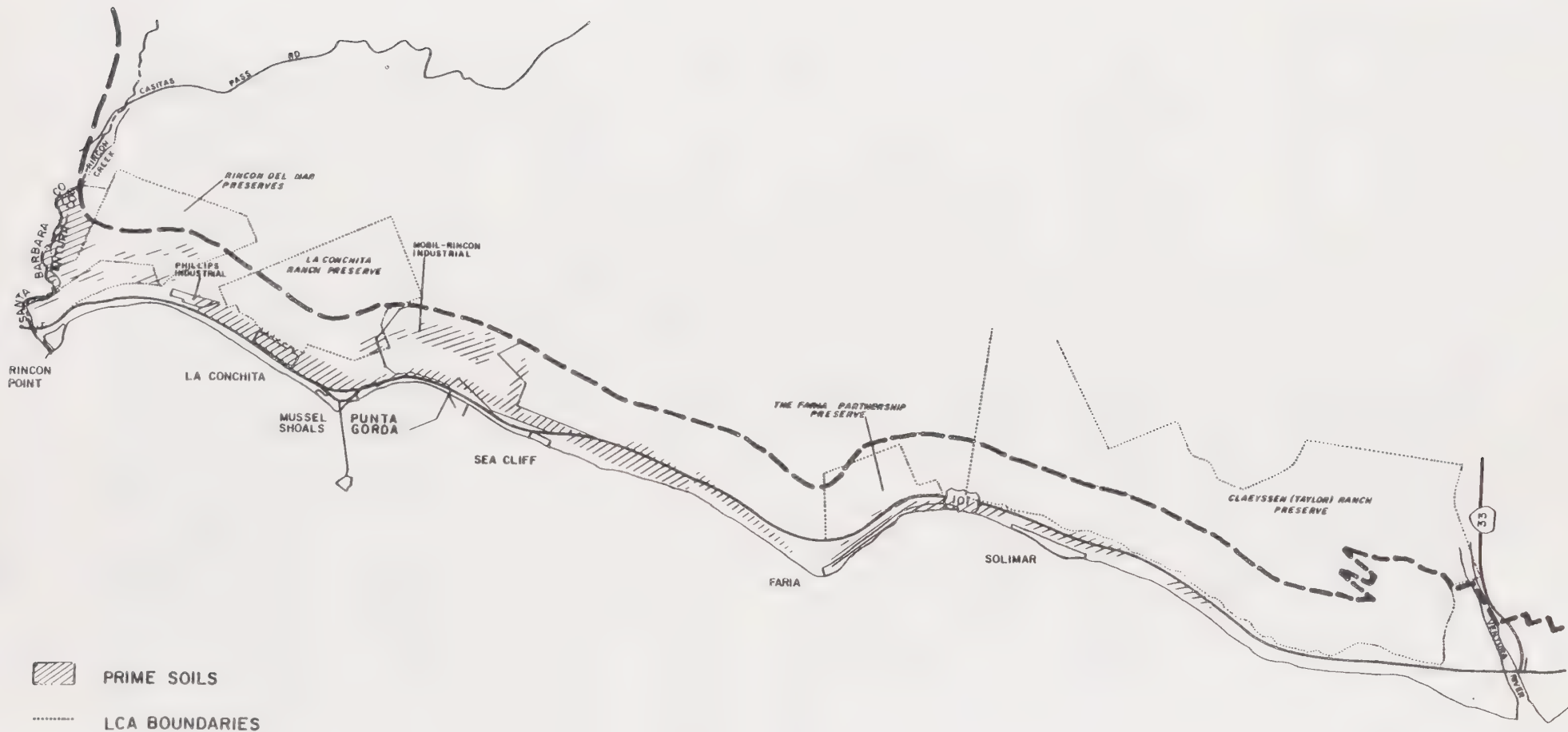
AGRICULTURE

The Coastal Act states that a maximum of prime agricultural land, as originally defined by the California Land Conservation Act of 1965, will be preserved in the coastal zone. According to the U.S. Soil and Conservation Service, there are approximately 1,130 acres of prime soils on the North Coast. (Figure 6).

Much of the sub-area is agricultural. According to the County Assessor's 1978 land-use data and a recent site survey by staff, there are approximately 3,350 acres of agricultural lands. Because many of the parcels are split by the coastal zone boundary, this figure is an estimate of the acres falling within the boundary. Agricultural uses include orchards and avocados, flowers, row crops, and pasture and range.

About 70 percent, or 2,300 acres, of the North Coast agricultural lands are in four agricultural preserves under the California Land Conservation Act (or, the Williamson Act). The four preserves are:

1. Rincon Del Mar Preserve. Consists of three preserves, 409 acres of which are in the zone. The steep slopes have been graded to accommodate avocado orchards. The area is zoned "A-E" (Agricultural Exclusive, 40 Acre Minimum lot size).
2. La Conchita Preserve. Immediately inland from the community of La Conchita, 342 acres of this preserve are in the coastal zone. The property has steep slopes, and avocado production is the primary agricultural use. Zoning is "A-E" (Agricultural Exclusive, 40 acre minimum).
3. Faria Family Partnership. Consists of a single parcel of 249.78 acres almost entirely within the coastal zone. A portion of the land is used for nursery and field crops, with the rest open field and hilly terrain. The zoning is "A-E" (Agricultural Exclusive).
4. Claeyssen (Taylor) Ranch Preserve. Seven parcels with coastal zone portions ranging in size from 15 to 290 acres, totaling about 1,320 acres. Grazing and row crops near the Ventura River are the primary agricultural uses. Zoning, as in the other preserves, is Agricultural Exclusive (A-E). The Open Space Element of the County General Plan designates a portion of the ranch "Rural". The rest, including inland portions and the Ventura River flood plain, are "Open Space".



AGRICULTURAL PRESERVES AND PRIME SOILS ON THE NORTH COAST

COASTAL PLAN

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FIGURE 6

On its southern boundaries, the Claeysen Ranch is adjacent to the city of San Buenaventura. Both the City and the County have agreed to maintain a stable urban- boundary at the Ventura River levee.

There are approximately 1,000 acres of non-preserve agricultural lands located throughout the North Coast. Zoning is primarily "R-A" (Rural Agriculture, one acre minimum lot size). Class II soils occur on about 130 of these of acres (Figure 6). These other agricultural lands occur in parcel sizes 7 to 65 acres.

A tentative tract map for 33 lots, each one acres or larger, has been approved by the Board of Supervisors on 45 acres near Seacliff (Coast Ranch, Tract 2460). This property has been used in the past for agricultural uses, mainly flower growing in recent years. The property was once part of a larger agricultural operation, but was split with the construction of the Ventura Freeway. It is now surrounded by the Freeway, the old Coast Highway, and the railroad tracts and is somewhat isolated from other North Coast agricultural uses.

Minimum lot size in the "Agriculture" land use designation is 40 acres per single family dwelling. This 40 acre minimum is sufficient to maintain economic viability for various agricultural uses (irrigated cropping). Non-irrigated activities may require a larger acreage. The County will soon begin work on an ordinance amendment to the "A-E" (Agricultural Exclusive) zone to increase minimum parcel size based on agricultural usage. Studies as to what constitutes a viable farm unit have been done by Ventura County Agricultural Advisory Committee (Appendix 4), Ventura County Assessor's Office and Ventura County Farm Bureau.

The County Agricultural Advisory Committee is now studying the issue of raising the minimum lot size for agricultural land not defined as "prime." A recommendation on this issue will be made in the near future. This Plan requires a 200 acre minimum lot size for "non-prime" agricultural lands which are designated "Agriculture."

Objective

To preserve agricultural lands on the North Coast to the maximum extent feasible.

Policies

1. Soils will be conserved and erosion minimized by the use of best grading management practices as set forth by the Soil Conservation Service.
2. Land divisions in, or adjacent to, agricultural areas, will not be allowed to affect agricultural productivity.

3. LAFCO should exclude agricultural lands outside of the LCP urban boundary from any new or expanded service districts that could negatively impact agricultural viability.
4. New or expanded public works facilities will be sited or designed to mitigate environmental impacts on agricultural lands.
5. As aquaculture develops it will be considered as a potential agricultural use in appropriate areas.
6. Non-prime agricultural land defined as agricultural land, other than prime agricultural lands (as defined in Public Resources Section 30113), used or suitable for crops or grazing shall be designated as Agriculture with a minimum acreage size of 200 acres (1 Du/200 acres).

HAZARDS

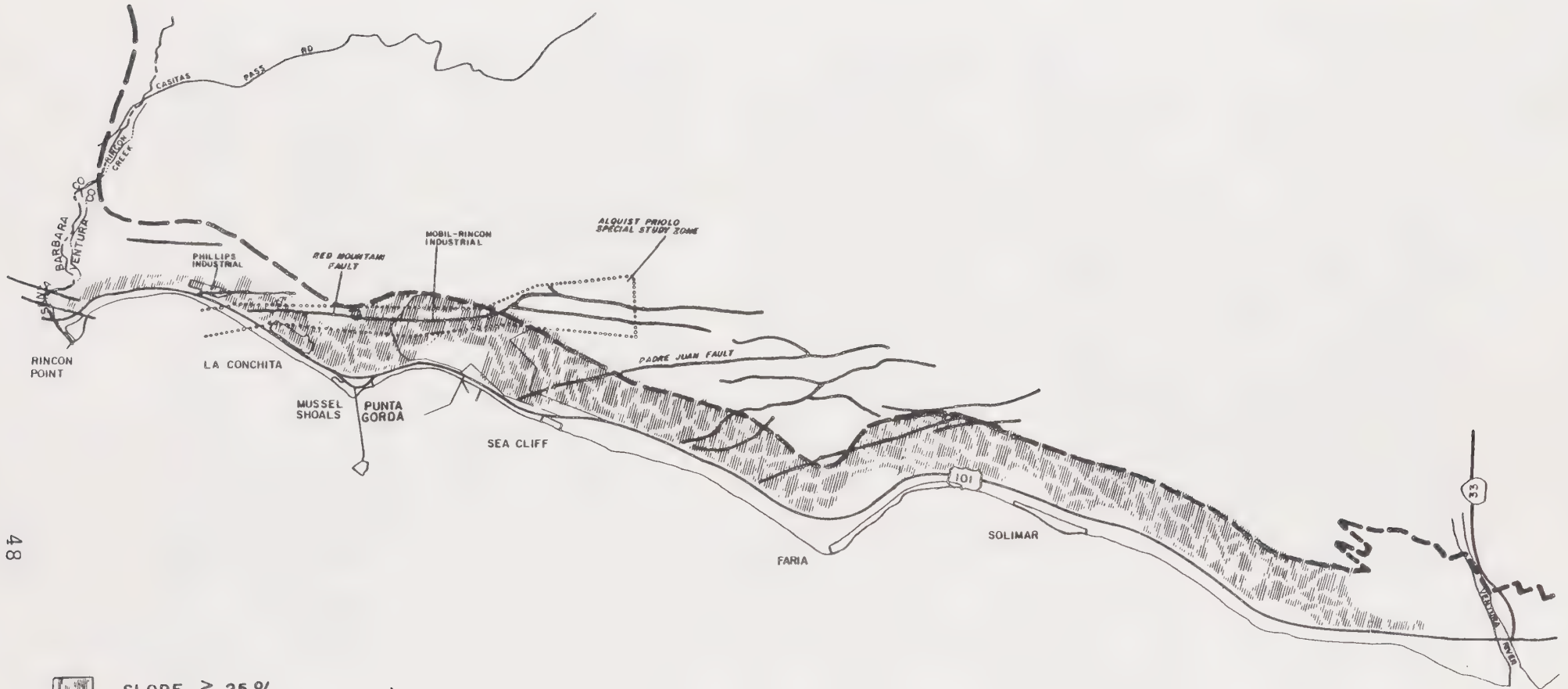
The North Coast skirts the edge of a geologically complex and active area. Within coastal zone boundaries is a portion of the Santa Ynez Mountains, formed by thrust faulting and east-west folds. Sedimentary Miocene marine terraces reach from the mountains to the ocean, where they have been eroded to prominent sea cliffs.

Underlying the area is the Red Mountain Thrust Fault and its branches, including the Padre Juan Fault (Figure 7). There has been seismic activity in this fault zone within the past 20,000 years. Under the Alquist-Priolo Act of 1972, the California Division of Mines and Geology designated the Red Mountain Fault as a "special studies zone" (Figure 8). This means that engineering geology reports may be required for some new coastal zone development within the designated area. Included within the special studies zone is a portion of the La Conchita Community, the Phillips Petroleum facility, and the Mobil-Rincon facility. Ventura County has adopted an ordinance that implements the Act.

Short periods of low to moderate groundshaking are a potential North Coast hazard. Low coastal terraces could be subject to liquefaction where groundwater is less than 15 feet from the surface. Tsunamis could occur along the North Coast where elevations are less than 30 feet above mean sea level. Landslides and mass earth movement pose severe hazard potential where slopes are greater than 25 percent (Figure 7). Construction, grading, seismicity, irrigation, septic tanks and intense rainfall all contribute to erosion and slope failure. Moderate to highly expansive soils interlaced throughout the area also contribute to slope instability. Slides closed the North Coast northbound segment of Highway 101 during the winter storms of 1978 and 1980.

Five creeks wind through the steep canyons and empty on the North Coast. Rincon Creek is the only perennial stream. Madriano, Javon, Padre Juan and Line Creeks are intermittent. The flood plain of the Ventura River forms the southern boundary of the area. Ventura County Flood Control District does not have any proposals for flood control projects in this portion of the coastal zone.

Nevertheless, the drainages present some hazards, including erosion and slope failure along stream banks, rapid run-off and sheet flooding, and seepage along lower coastal terraces.



 SLOPE $\geq 25\%$

 KNOWN FAULTS

HAZARDS ON THE NORTH COAST

COASTAL PLAN

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FIGURE 7

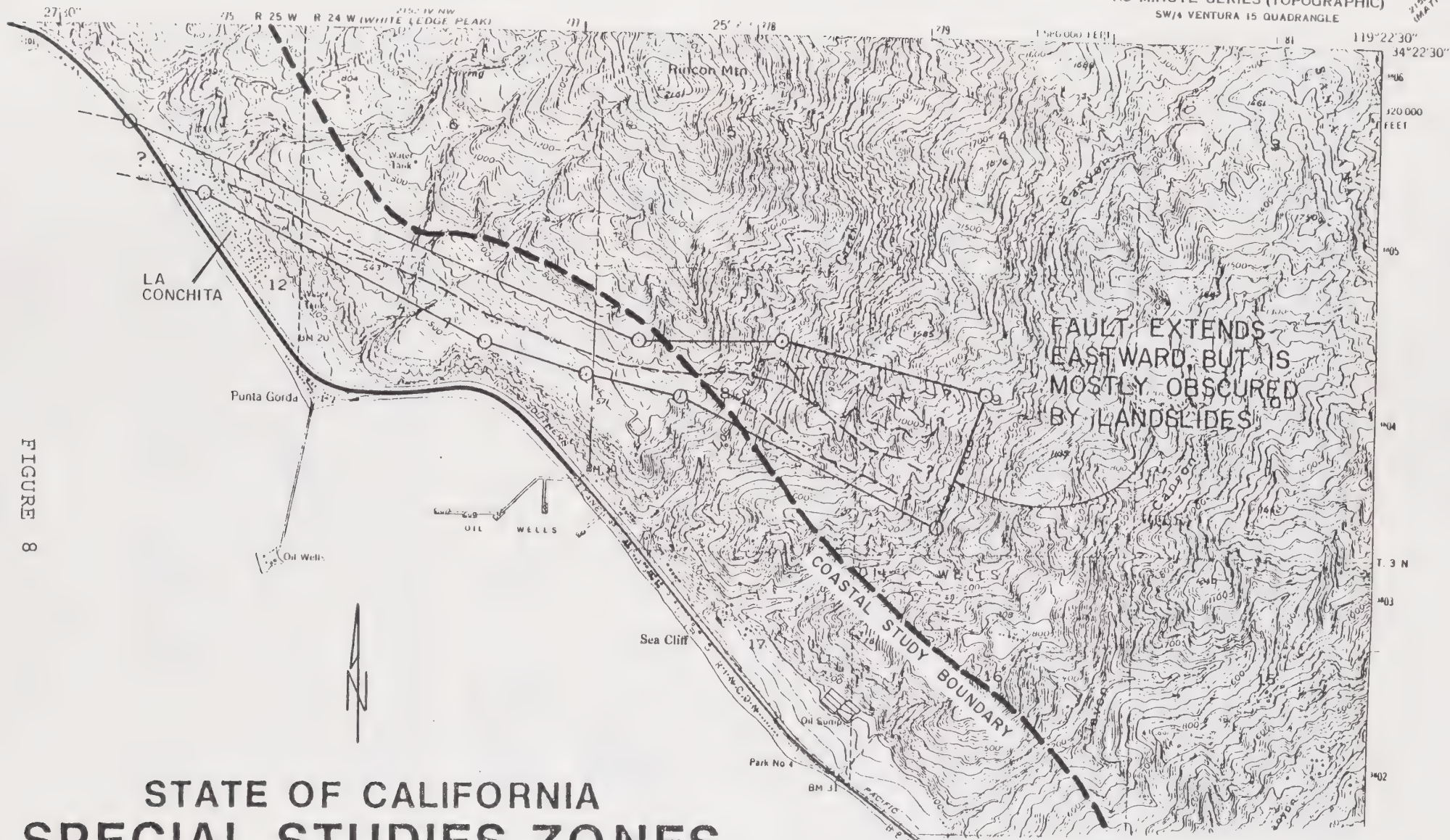


FIGURE 8

STATE OF CALIFORNIA SPECIAL STUDIES ZONES

COASTAL PLAN

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Also of concern as a hazard is the fire-adapted chaparral vegetation of some steep slopes. Particularly during the summer droughts, many of the plants dry-out and become dormant. If the dead plant material is allowed to accumulate over a number of years the stage is set for explosive wild fire (Barbour and Major 1977). Emergency access to the more mountainous areas is extremely limited. A major portion of the North Coast Santa Ynez Mountains is recognized as an "extreme" fire hazard area in the County Seismic and Safety Element.

The Seismic Safety Element provides extensive information on various hazards, including fault zones, fire hazard areas, landslides, and flood plains. It is one of the principal documents consulted by Planning and the Public Works Agency when formulating an initial study on a proposed project to determine the need for an EIR. Should an EIR be required, the Seismic Safety Element is again used in evaluating the various impacts of the projects.

Objective

To protect public safety and property from naturally occurring and human-induced hazards as provided in County ordinances.

Policies

1. The County's existing Seismic Safety and Safety Elements will continue to provide direction for seismic planning.
2. New development shall be sited and designed to minimize risks to life and property in areas of high geologic, flood, and fire hazards.
3. All new development will be evaluated for its impacts to, and from, geologic hazards (including seismic safety, landslides, expansive soils, subsidence, etc.), flood hazards, and fire hazards. Feasible mitigation measures shall be required where necessary.
4. The County may require the preparation of a geologic report at the applicant's expense. Such report shall include feasible mitigation measures which will be used in the proposed development.
5. Structures for human habitation (regularly, habitually, or primarily occupied by humans) shall be set back a minimum of 50 feet from an active fault. This setback may be increased when geologic conditions warrant.
6. New development shall be sited and designed so as not to cause or contribute to flood hazards, or lead to the expenditure of public funds for flood control works.
7. The North Coast portion of the Santa Ynez Mountains requires special attention, and the following formula and minimum lot sizes will be utilized as new land divisions are proposed in the "Open Space" or "Agricultural" designations:

- a. The following slope/density formula will be used to compute the average slope of property proposed to be subdivided:

$$S = \frac{(100)(I)(L)}{A}$$

where: S = average slope (%)
I = contour interval (ft.)
L = total length of all contour lines (ft.)
A = total area of the lot (ft.²)

- b. Once the average slope has been computed, the following table will be used to determine a minimum lot size for newly proposed lots:

0%	- 15%	= 10 acres
15.1%	- 20%	= 20 acres
20.1%	- 25%	= 30 acres
25.1%	- 35%	= 40 acres
35.1%	and above	= 100 acres

8. A landscaping plan for fire and erosion control will be submitted for any new development located in Fire Zone 4. As many native plants as feasible should be used. Information on kinds and sources of these plants are available through the County.

BEACH EROSION

The North Coast beaches are highly vulnerable to erosion and wave damage. Dredging operations in Santa Barbara Harbor alter sand transport down coast. Without adequate replacement sand, high tides and waves erode the beaches. Beachside designated "communities" are losing beach front during these times, and seawalls are being undermined, critically endangering residences. Affected areas are:

- I. Mussel Shoals: Exhibits seasonal fluctuations in the amount of sand. A seawall had to be constructed during the 1978 winter storms. Erosion is gradual now, but may accelerate later. The California Department of Navigation and Ocean Development (DNOD) has noted the area to be "Present Use Critical", which means that existing shoreline facilities are subject to erosion from wave action (Appendix 5).
- II. Seacliff: Homes flood during storms and high tides. Construction of the U.S. Highway 101 overpass north of the colony obstructed sand transport and beach replenishment. To retard erosion at Seacliff and Hobson County Park, Caltrans built a seawall that is now deteriorating. Current zoning allows for the construction of further beach residential units. However, unless the seawall is reviewed for structural adequacy, more flooding may occur.
- III. Hobson County Park: Severe beach erosion prompted Caltrans to build a revetment. The intensity of wave action in the area has led to concerns about the wall's structural adequacy - it may need additional improvements.
- IV. Faria Beach Park: Has been severely damaged by erosion at the rate of about 1.3 feet of shoreline per year and the park has been closed several times because of storm debris (U.S. Army Corps of Engineers 1978). The Department of Navigation and Ocean Development has also classified this area as 'Present Use Critical'. At the current rate of erosion, protective structures will be needed to preserve the recreation area. The County's Property Administration Agency is in the process of initiating these improvements.

- V. Faria Beach Colony: Erosion and flooding at high tide are continuing problems. Seawalls are being undermined. The Department of Navigation and Ocean Development sees this area as "Future Use Critical."
- VI. Solimar Beach Colony: Erosion is weakening the existing seawalls. If homes are to be protected, then improvements will have to be made. This area is "Present Use Critical".
- VII. Old Coast Highway: Waves top the revetment and create intermittent hazards for motorists.
- VIII. Emma Wood State Beach: The beach is eroding 0.6 feet annually, and recent winter storms have caused extensive damage and led to closure. DNOD recognizes a portion of the park as "Future Use Critical" and another segment as "Present Use Critical."

Objective

To protect public safety and property from beach erosion as provided in existing ordinances, and within the constraints of natural coastal processes.

Policies

1. Proposed shoreline protective devices will only be approved and/or located in conformance with Coastal Act Sections 30235 and 30253.
2. All shoreline protective structures which alter natural shoreline processes will be designed to eliminate or mitigate adverse impacts on local shoreline sand supply.
3. A building permit will be required for any construction and maintenance of protective shoreline structures, such as seawalls, jetties, revetment, groins, breakwaters and related arrangements.
4. The County's Building and Safety Department will routinely refer all permits for seawalls, revetments, groins, retaining walls, pipelines and outfalls to the Flood Control and Water Resources Division of the Public Works Agency to be evaluated not only for structural soundness, but environmental soundness as well whenever necessary. This includes a survey of potential environmental impacts, including (but not limited to) the projects effects on adjacent and downstream structures, net littoral drift, and downcoast beach profiles.
5. If the potential environmental impacts of the proposed structure are considered significant by the Public Works Agency, the applicant will then be required, to obtain an engineering report that specifies how those impacts will be mitigated.
6. Permitted shoreline structures will not interfere with public rights of access to the shoreline.

ENERGY AND INDUSTRIAL FACILITIES

I. Oil and Gas Facilities

Three onshore oil fields in production on the North Coast of Ventura County are either within or very close to the coastal zone (Figure 9):

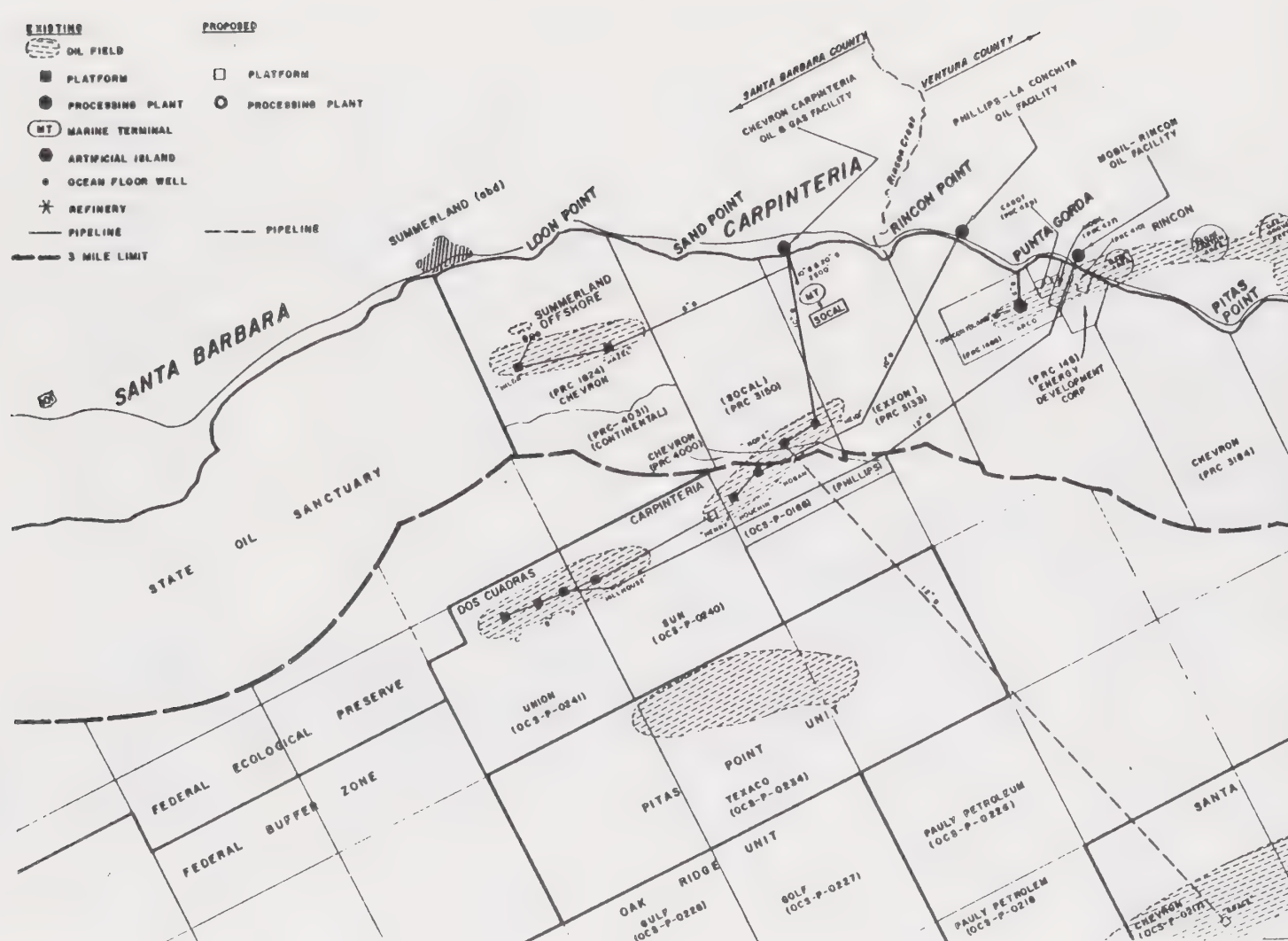
Rincon Field. Located north of Pitas Point, with both onshore and offshore portions. The onshore portion comprises about 75 percent of the proven acreage of the field. While the Rincon Field is one of the largest producing fields in the County, its production has declined in recent years, as has the production of all County fields.

San Miguelito Field. Located south of Pitas Point, and extending into the mountainous area outside the coastal zone. The major operator is the Continental Oil Company (CONOCO), but only a portion of its lease is within the coastal zone. CONOCO has a seawater treatment facility south of Pitas Point adjacent to the 101 Freeway which is in the coastal zone.

Ventura Field. The Ventura field is entirely outside the coastal zone boundary, but nevertheless close to the sub-area.

Ventura County has issued several Conditional Use Permits for oil drilling and related activities on the North Coast (Figure 10). Existing and anticipated future onshore oil drilling/production activities within the coastal zone is confined to the known limits of the above oil fields. It is not the intention of the Plan to preclude oil and gas exploration and development outside the limits of these fields, except as otherwise noted in the energy policies.

There are six separation and treatment facilities on the North Coast, one of which is outside the coastal zone. Two, Mobil-Rincon and Phillips-La Conchita, are used exclusively to process production from Outer Continental Shelf (OCS) leases. These facilities are within the North Coast "Community" designation, which allows expansion of the facilities per the existing zoning on the sites (Figure 9 and 10).



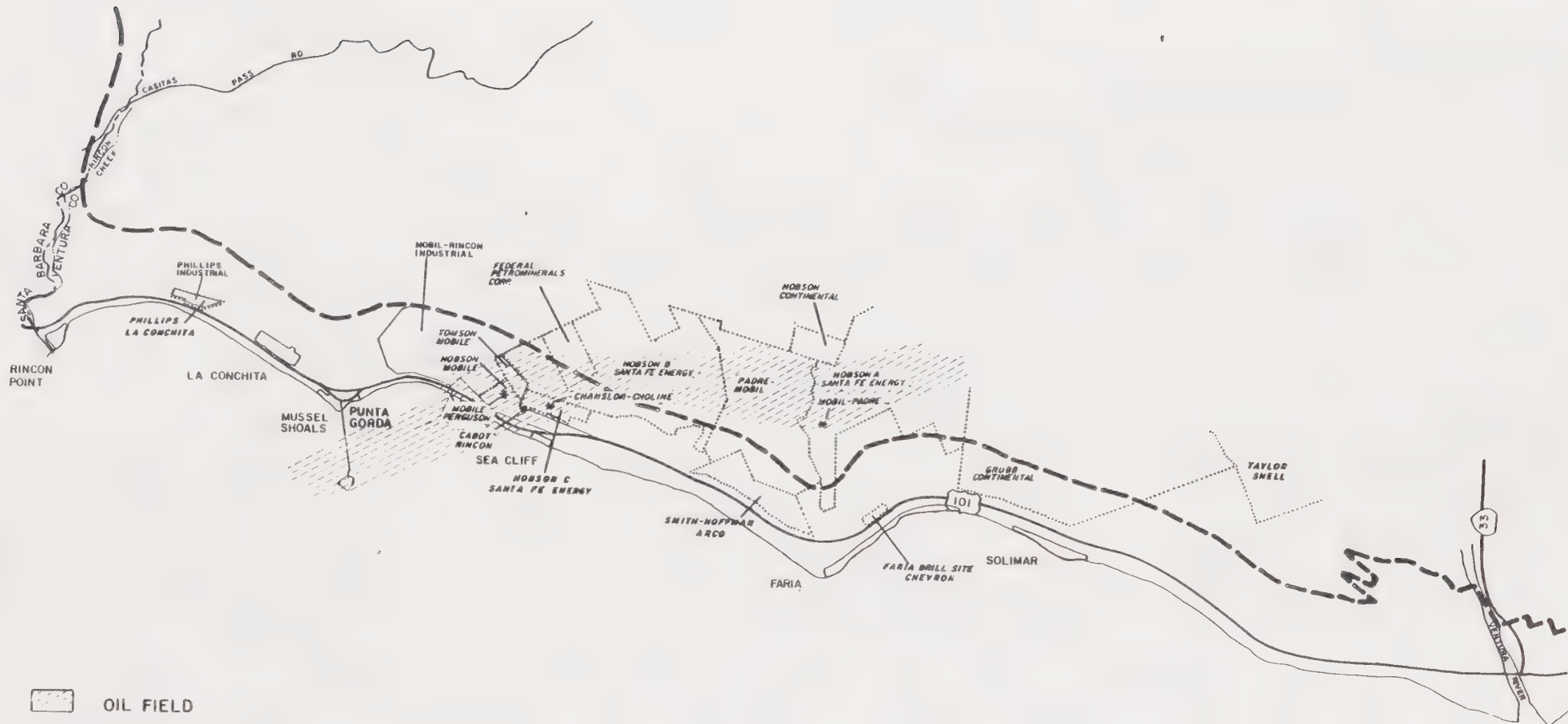
COASTAL PLAN



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EXISTING OCS AND TIDELAND LEASES AND
OIL FACILITIES ON THE NORTH COAST



FIGURE 9



 OIL FIELD
 CUP BOUNDARIES

ENERGY FACILITIES ON THE NORTH COAST

COASTAL PLAN

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FIGURE 10

Mobil-Rincon. This separation treatment facility has a net design capacity of 95,000 barrels of oil per day (BOPD) and 60 million cubic feet of natural gas per day (MMCF/D). Currently, there is about 63,000 BOPD and 43 MMDF/D of unused capacity. In addition, Mobil indicates that it can be expanded to handle a total production of 300,000 BOPD. This facility has the ability to accommodate most of the anticipated future production from the eastern Santa Barbara Channel. Approximately 15 acres adjacent to the existing 32 acre facility could be utilized for plant expansion with a minimum of grading. The site is zoned "M-2" (Limited Industrial). Also located on the site is a 268,000 barrel storage tank.

Phillips-La Conchita. Also a separation treatment facility, it covers a total of 16 acres, 11 of which are developed. The site is zoned "M-3" (General Industrial). Net design capacity is 27,000 BOPD and 22 MMCF/D. Currently, there are about 22,000 BOPD and 19 MMCF/D of unused capacity. About five acres of the site can be used for expansion.

The other separation-treatment facilities on the North Coast are located at the base of the mountains below Mobil-Rincon, inland of the U.S. Highway 101. They are the Mobil-Ferguson, Cabot-Rincon, and Chanslor/Coline facilities. Their expansion possibilities are extremely limited due to the size of the sites and the marginal amount of usable land.

The coastal onshore oil and gas fields have been experiencing declining production in recent years, thus there is sufficient capacity within existing separation/treatment facilities to handle onshore production. Additionally, the current unused capacity of the Mobil-Rincon and Phillips-La Conchita facilities is projected to be sufficient to accommodate all anticipated future production from known reserves in the eastern Santa Barbara Channel. Furthermore, Mobile-Rincon has enough available land to expand its throughput to accommodate all projected future production in the Channel. Therefore, no new separation/treatment facilities are necessary on the North Coast.

II. Pipelines

There are two offshore pipelines and landfall sites on the North Coast. These are Union's Dos Cuadros Pipeline which transports OCS oil and gas to the Mobil-Rincon facility. The landfall site is near the southeastern Mobil pier on the Rincon. The other offshore pipeline is Phillips' Carpenteria OCS Pipeline with a landfall site about 0.25 miles northwest of the community of La Conchita.

In addition to the two offshore pipelines there are six onshore pipelines. Five of these are "private carriers" while the sixth is a "common carrier" and subject to regulation by the PUC. This "common carrier" is the Phillips Petroleum Pipeline which connects the Phillips-La Conchita facility with the Mobil-Rincon facility.

Currently, the Ventura County Ordinance Code does not regulate pipelines. The County is now in the process of revising its petroleum ordinances through a Coastal Energy Impact Program (CEIP) grant. The issue of pipeline regulation will be looked at during this revision, and criteria for issuance of permits will be developed. Basically, permits will be required for any above-ground structures, such as pumping stations, or if there is potential significant environmental damage.

III. Other Facilities

During the exploratory drilling phase of offshore oil development, temporary service bases, known as staging areas, are needed areas for shipping equipment, supplies, and personnel to offshore sites. All are small operations that require limited acreage and are leased on a short-term basis. With the anticipated increase in offshore activities in the Santa Barbara Channel due to Lease Sale No. 48, Lease Sale No. 68 and future lease sales, there is a need for a temporary staging area on the North Coast. A 7.5 acre parcel just south of La Conchita has been used in the past for fabrication of offshore sub-sea pipelines. However, as new oil platforms are located at greater distances further offshore, this site's function as a staging area may be limited because of its size and location. Staging areas should be allowed in all areas subject to a CUP to insure compliance with this Plan. No existing industrial or energy facilities, except pipelines, are located between the U.S. Highway 101 and the shoreline. In addition, no electrical facilities are sited on the North Coast. Southern California Edison Company has identified a potential need within ten years for an electrical generating substation, probably near La Conchita. There is a relatively flat parcel of sufficient size for a substation just northerly of La Conchita.

IV. Industrial Facilities

The Coastal Act offers only limited guidance in siting coastal-dependent industrial facilities in "urban" versus "rural/open space" areas. For purposes of this Plan, new industrial development requiring a manufacturing (M) zone, will be considered urban development. Oil drilling activities have not been considered "urban" in nature, and are therefore allowed in most County areas by Conditional Use Permit. Additionally, industrial facilities are permitted in unincorporated areas if they are within existing "community" areas as designated by the Board of Supervisors. The only industrial facilities on the North Coast are those energy-related facilities previously described.

The Coastal Act defines coastal dependent development as that "which requires a site on, or adjacent to, the sea to be able to function at all." The Act also gives priority to this type of development over other development. Under this definition, the separation/treatment facilities supporting offshore oil and gas development would be considered coastal dependent.

Objective

To allow continued exploration and production of oil and gas in most of the North Coast. To allow the necessary expansion of major, existing processing facilities as long as Coastal Act objectives are met and environmental safeguards implemented.

Policies

1. All land between U.S. Highway 101 (Ventura Freeway) and the shoreline; or land designated "Residential," "Recreational," or shown as "environmentally sensitive habitat," will be considered as unacceptable for energy and industrial facilities of any kind, except onshore pipelines.
2. Within the land area between U.S. Highway 101 (Ventura Freeway) and the landward coastal zone boundary, oil drilling and directly related facilities are permitted by Conditional Use Permit consistent with Section 30260 of the Act. No new major facilities, which require a manufacturing (M) zone, or expansion of existing facilities will be permitted, unless located in an area designated "Industrial".
3. All surface activities not regulated by the Division of Oil and Gas related to the development of onshore oil and gas resources in the coastal zone are considered to be projects that require a Conditional Use Permit (CUP) and a Coastal Development Permit. Both permits will be issued simultaneously through one CUP process. See Appendix 6 for a list of standard conditions applied to all new permits for oil activities. Additional conditions may be required depending on the specific request and the location.
4. A Development Plan shall accompany the application for a CUP for those activities stated in Policy 3, and shall include:
 - a. the location of drilling and/or production sites, storage tanks, pipelines and access roads.
 - b. plans for the consolidation, to the maximum extent feasible, of drilling and/or production facilities, as well as accessory facilities.

- c. a phasing plan for the staging of development which indicates the approximate anticipated timetable for project installation, completion and decommissioning.
 - d. a plan for eliminating or substantially mitigating adverse impacts on habitat areas, prime agricultural lands, recreational areas, scenic resources and archaeological sites due to siting, construction, or operation of facilities.
 - e. grading plans for all facilities requiring the movement of greater than 50 cubic yards of dirt.
 - f. a description of means by which all oil and gas will be transported off-site to a marketing point.
 - g. a description of the procedures for the transport and disposal of all solid and liquid wastes.
 - h. oil spill prevention and control measures.
 - i. fire prevention procedures.
 - j. emission control equipment.
 - k. procedures for the abandonment and restoration of the site.
 - l. compliance with any other requirement of the Ventura County Ordinance Code related to oil and gas development.
5. All energy and industrial facilities in the Plan shall be so sited and designed to eliminate or reduce, to the maximum extent feasible, impacts to biological, geological, archaeological, agricultural, visual and recreational resources.
 6. All anticipated future offshore oil and gas production in the eastern Santa Barbara Channel to be processed in Ventura County shall utilize the Mobil-Rincon or Phillips-La Conchita facilities for onshore separation/treatment, unless it is not technically or economically feasible.
 7. Transshipment of crude oil through an onshore pipeline for refining shall be a condition of approval for expansion of existing processing facilities or construction of new facilities.
 8. When feasible, pipelines shall be routed to avoid important coastal resources, including recreation, sensitive habitats and archaeological areas. Unavoidable routing through recreation, habitat, or archaeological areas, or other areas of a significant coastal resource value, shall be done in a manner that minimizes the impacts of a spill, should it occur, by considering spill volumes, durations, and projected path. Where new liquid pipeline segments pass through sensitive resource areas, recreation areas or archaeological areas, the segment shall be isolated, in the case of a break, by automatic shutoff valves.

9. The County may determine whether spacing of automatic shutoff valves at intervals less than the maximum set by the Department of Transportation is required to protect sensitive coastal resources.
10. In sensitive resource areas the extent of construction and ground surface disturbance shall be reduced to a minimum by restricting construction activities and equipment within narrow, limited and staked work corridors and storage areas.
11. All offshore to onshore pipelines should be located at existing pipeline landfall sites, and should be buried from a point where wave action first causes significant bottom disturbance. In addition, landfall sites are prohibited from areas designated as "Residential" or shown as "environmentally sensitive habitat".
12. Except for pipelines exempted from coastal development permits under Section 30610 of the Coastal Act as defined by the State Coastal Commission's Interpretive guidelines, a survey shall be conducted along the route of any pipeline in the coastal zone to determine what, if any, coastal resources may be impacted by construction and operation of a pipeline and any feasible mitigation measures. The costs of this survey shall be borne by the applicant, and may be conducted as part of environmental review if an EIR or CND (Conditional Negative Declaration) is required for a particular project.
13. Upon completion of pipeline construction the site shall be restored to the approximate previous grade and condition. All sites previously covered with native vegetation shall be reseeded with the same or recovered with the previously removed vegetative materials and shall include other measures as deemed necessary to prevent erosion until the vegetation can become established.
14. Geologic investigations shall be performed by a qualified geologist or engineering geologist where a proposed petroleum pipeline route crosses potential faulting zones, seismically active areas, or moderately high to high risk landslide areas. This report should investigate the potential risk and recommend such mitigation measures as pipeline route changes and/or engineering measures to help assure the integrity of the pipeline and minimize erosion, geologic instability, and substantial alterations of the natural topography. New pipeline corridors should be consolidated with existing pipeline or electrical transmission corridors where feasible unless there are overriding technical constraints or significant social, aesthetic, environmental, or economic concerns.

15. The California Public Utilities Commission and California Energy Commission are the agencies responsible in the area of electric transmission lines which includes technical and safety performance and environmental concerns. All electric transmission lines proposed for the coastal zone are developments under the Coastal Act, thus the County will have permit review over them after certification. The only exception is electric transmission lines proposed as part of a new electric power plant being reviewed by the California Energy Commission. The Warren-Alquist Energy Resources Conservation and Development Act of 1975 exempts new power plants with capacity greater than 50 megawatts and electric transmission lines connecting such plants to the existing electricity transmission system from local government permit authority.
16. While impacts from erosion, grading, and the operation of equipment may occur during construction and result in damage to coastal land resources and habitat areas, the primary concerns are associated with overhead electric transmission lines and their long-term impacts on views and visual resources. Visual impacts are particularly severe in undeveloped areas, especially the foothills and upland areas, and along the coastal terrace. Mitigating measures are limited at this time to alternate routine locations and undergrounding of lines, which is expensive.
17. Transmission line rights-of-way shall be routed to minimize impacts on the viewshed in the coastal zone, especially in scenic rural areas, and to avoid location which are on or near habitat, recreational, or archaeological resources, whenever feasible. Scarring, grading, or other vegetative removal shall be repaired, and the affected areas revegetated with plants similar to those in the area to the extent safety and economic considerations allow.
18. In important scenic areas, where above-ground transmission line placement would unavoidably affect views, undergrounding shall be required where it is technically and economically feasible unless it can be shown that other alternatives are less environmentally damaging. When above-ground facilities are necessary, design and color of the support towers shall be compatible with the surroundings to the extent safety and economic considerations allow.
19. The adopted Ventura County Air Quality Management Plan will be used as a criterion for determining consistency of federal actions on the Outer Continental Shelf with the adopted LCP.
20. Experimental uses which provide energy from alternative sources, such as wind or solar, may be permitted by conditional use permit in areas designated "Open Space."

PUBLIC WORKS

The North Coast has a variety of service constraints. While the Casitas Municipal Water District can provide water to the area for at least the next 20 years, sanitation is a significant problem. Subsurface sewage disposal at Faria Beach, Seacliff, Solimar, and Mussel Shoals is limited by soils, inadequate lot sizes for leach field expansion, out-dated facilities that do not meet current septic tank design standards, high groundwater, high rate septic tank failure, and increased pumping rates. The Board of Supervisors has authorized the formation of County Service Area No. 29, and a sewer system is being designed for those portions of the North Coast.

Transportation issues include providing adequate, safe access to and from U.S. Highway 101 for the communities of La Conchita and Mussel Shoals, and road construction or improvement that does not adversely impact agricultural lands. Ocean View Road is the only public access to agricultural lands along the bluff tops. It is a County road, but does not meet design and fire standards. On July 12, 1979, the Board of Supervisors approved a Public Works Agency recommendation to develop an assessment district to finance proposed improvements, and a County Service Area for road maintenance. They also directed County Planning to rezone the area served by the road to a parcel size designation that would limit the volume of traffic.

If traffic continues to increase on U.S. Highway 101 as projected in the Los Angeles Regional Transportation Study, then some of the North Coast "communities" will have even more restricted access, particularly where the Southern Pacific Railroad tracks have to be crossed at La Conchita. Additionally, U.S. Highway 101 has been proposed as a state scenic highway from its junction with Highway 1, near the City of Ventura, to the Santa Barbara County line. The Ventura County Scenic Highways Element, adopted in 1974, includes specific design criteria for such designations; however, the Element has not been implemented.

Objective

To maintain current service levels for existing developments.

Policies

1. New or expanded public works facilities (including roads, flood control measures, water and sanitation) will be designed to serve the potential population within sub-area boundaries, and to eliminate impacts on agricultural, open space lands, or environmentally sensitive habitats.
2. Services are limited to existing areas defined in the Coastal Commission permit for the North Coast sewer (Regional Application 208-03). Any changes or extension of services will require a new permit.
3. When funds become available the State should improve the potentially dangerous highway crossings at Mussel Shoals and La Conchita.
4. New service extensions required beyond the stable urban boundary will be designed to mitigate any effects on agricultural viability.

LOCATING AND PLANNING NEW DEVELOPMENT

Residential

Residential development in the North Coast sub-area will occur mainly within the existing "communities" as approved by the Board of Supervisors in 1978. Those communities are: Rincon Point, La Conchita, Mussel Shoals, Seacliff, Faria, and Solimar.

Under the "community" designation, the areas are allowed to build out to the density permitted under the prevailing zoning. An EIR was prepared in 1978 for this project that assessed the maximum potential build-out of the community areas. The County's adopted "208" Wastewater Treatment Plan and Air Quality Management Plan (AQMP) allow for this population growth.

Presently, all development utilizes individual septic tank systems; however, the Ventura Regional County Sanitation District (VRCSD) has received a federal grant to develop a sewage system consisting of: 1) a low pressure sewer line to serve the areas of Mussel Shoals, Seacliff, Faria, and Solimar; and 2) an On-Site Wastewater Management Zone (OSWMZ) for Rincon Point and La Conchita. In December 1978, County Service Area (CSA 29) was formed and on July 3, 1979, the Board of Supervisors approved the Environmental Impact Report and authorized the filing of a Step II grant for the facilities design. The low pressure sewer line would connect with the city of San Buenaventura's sewage treatment plant.

Commercial

Commercial development in the North Coast sub-area occurs in the La Conchita "community". Four parcels in La Conchita are zoned "C-1" (Neighborhood Commercial). These parcels are located north of the Southern Pacific Railroad tracks at Santa Barbara Avenue. On one of the parcels (60-076-24), is an existing neighborhood store, and is designated "commercial." However, the other commercially zoned parcels are given a "community" designation.

Within the Mussel Shoals "community" area is "Cliff House", an 18-unit multi-family residential dwelling facility. This parcel is zoned "C-2" (General Commercial). In order to allow the structure to be converted back to a hotel use, the property is designated "Commercial".

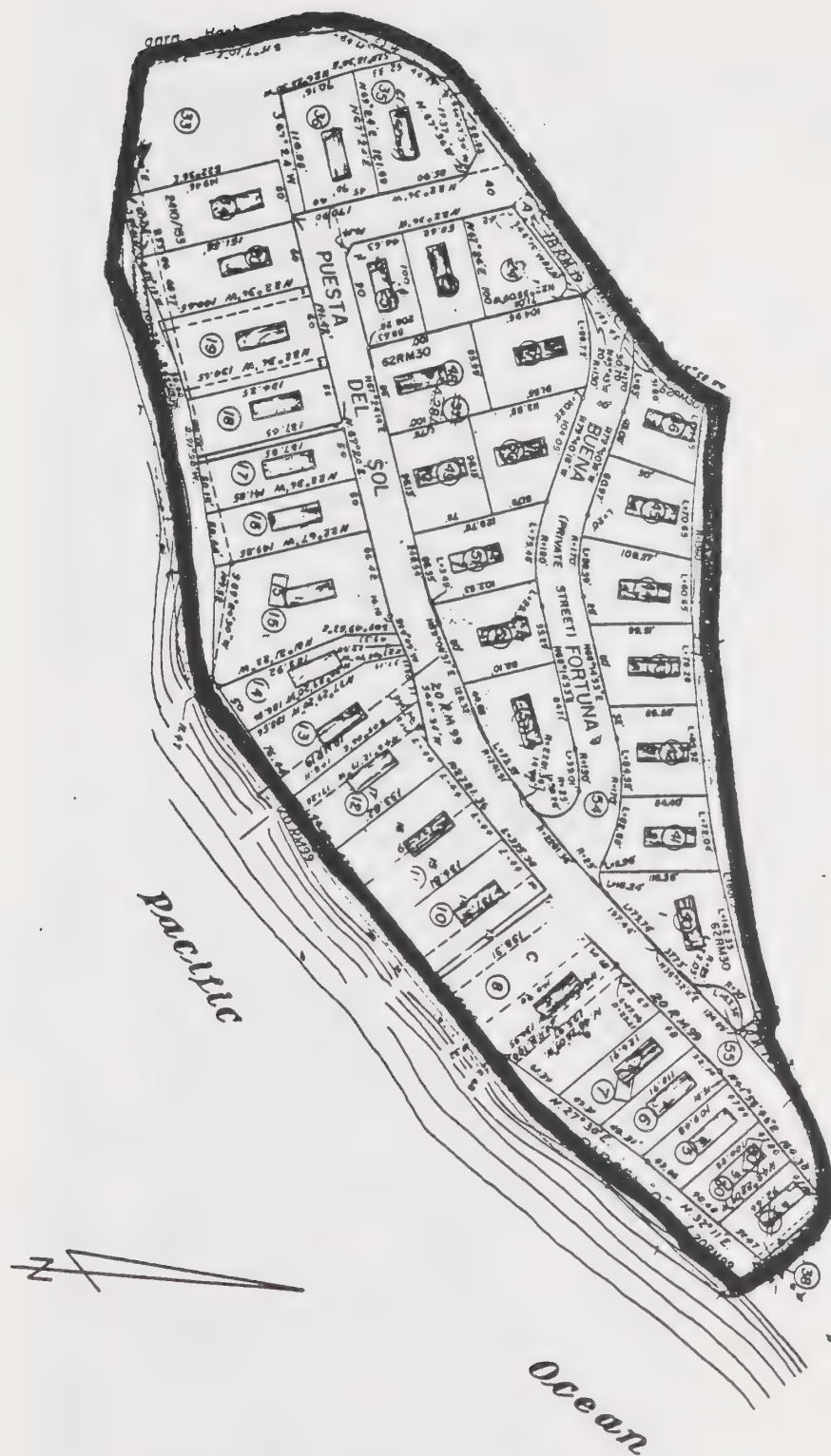
Future commercial development in La Conchita or Mussel Shoals could impact traffic and left turn movements on Highway 101. For this reason and because of the limited amount of new residential development anticipated, more commercial development is not necessary.

Objective

To allow the continued build-out of the "community" areas consistent with the County's General Plan and regional goals within the AQMP and "208" Plan.

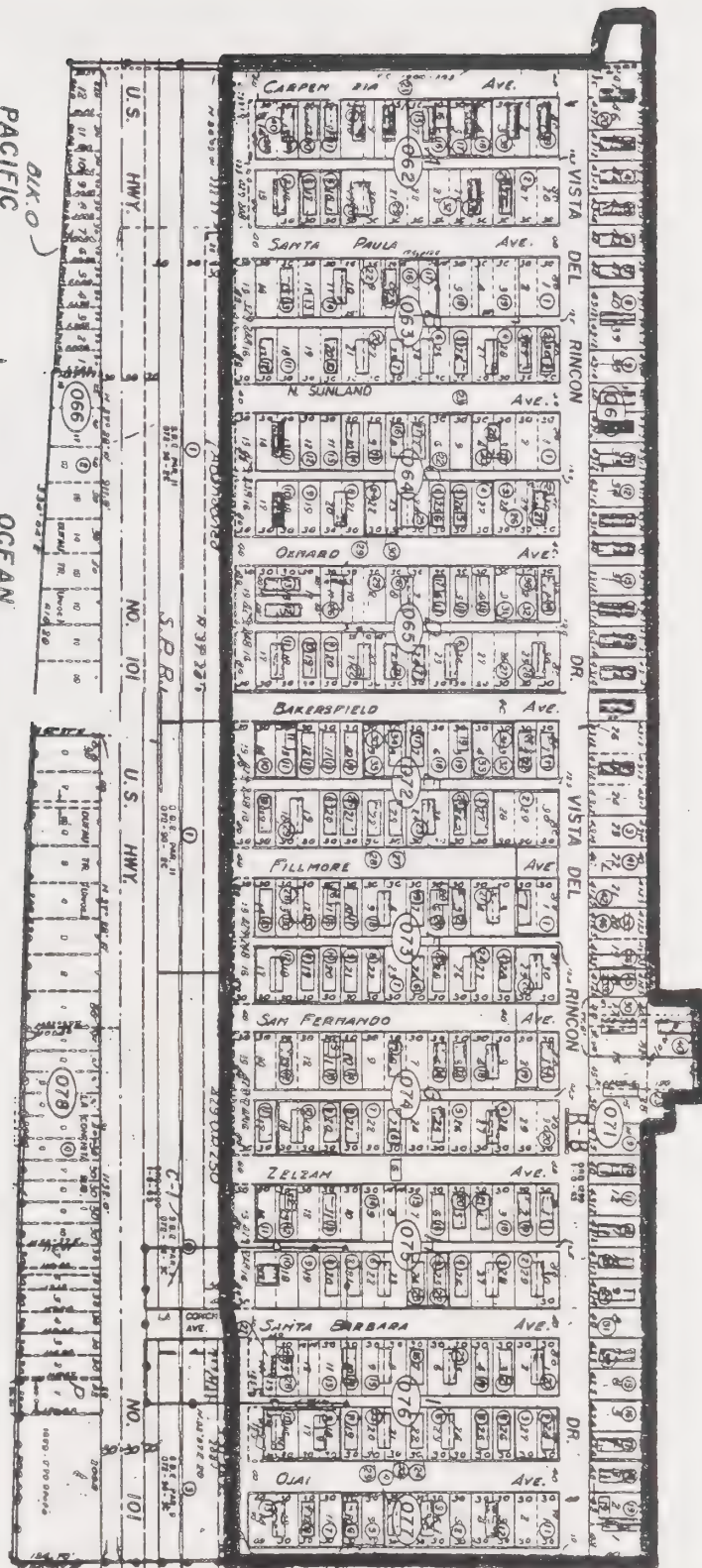
Policies

1. The six residential "communities" of Rincon Point, La Conchita, Mussel Shoals, Seacliff, Faria, and Solimar will be allowed to build-out according to their land use designations and prevailing base zoning. Figures 11-16 depict these areas.
2. For purposes of interpreting and implementing the "Guidelines for Orderly Development," commercial facilities will be considered "Urban" uses.
3. Any new development in "Open Space" or "Agriculture" on slopes greater than 15 percent will conform with the policies and slope/density formula developed in the Hazards section of this Land Use Plan.
4. The Cliff House property in Mussel Shoals (APN 60-09-19) shall be restricted to visitor-serving commercial uses, including overnight accommodations.

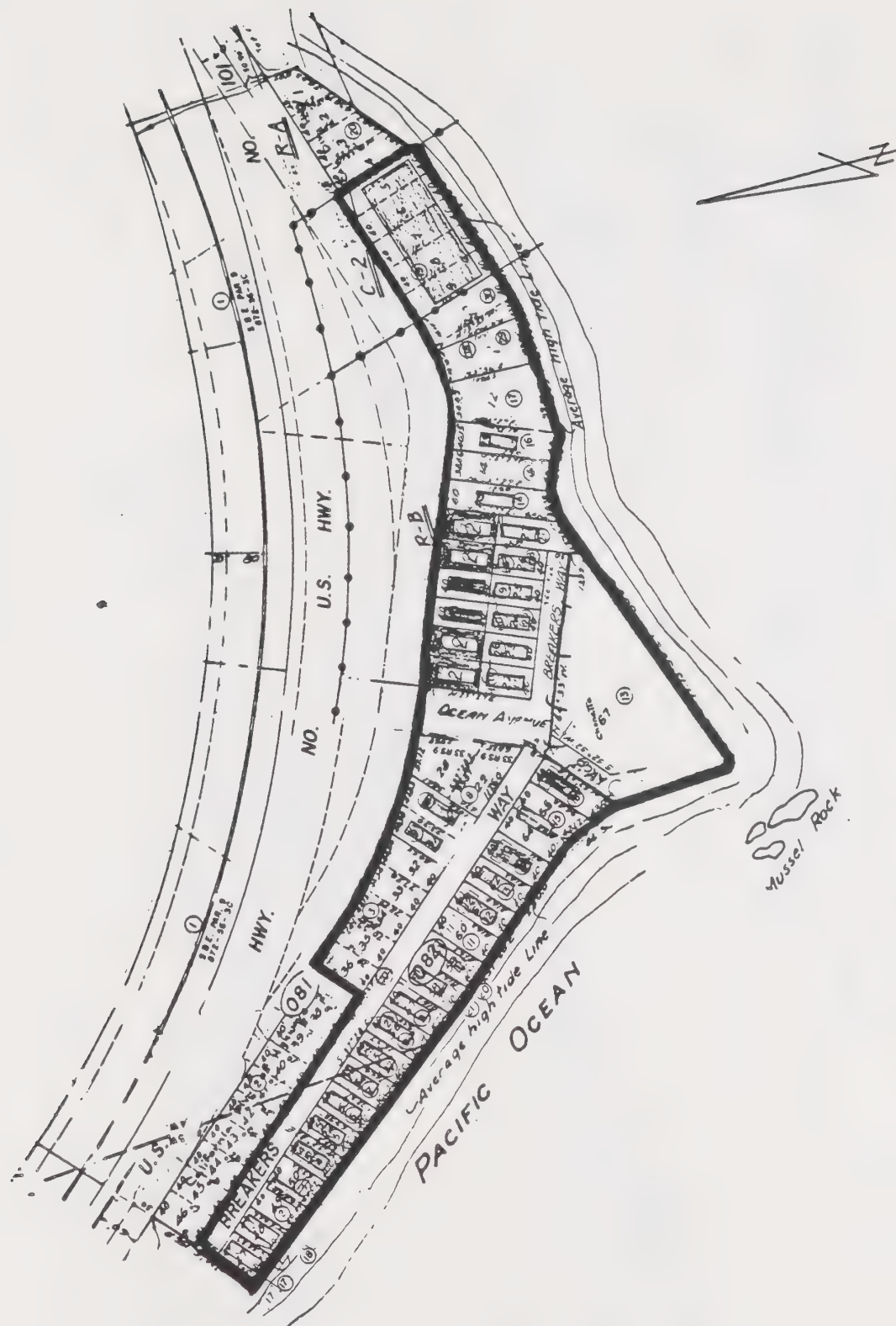


RINCON POINT
RESIDENTIAL COMMUNITY
Figure 11

PACIFIC OCEAN

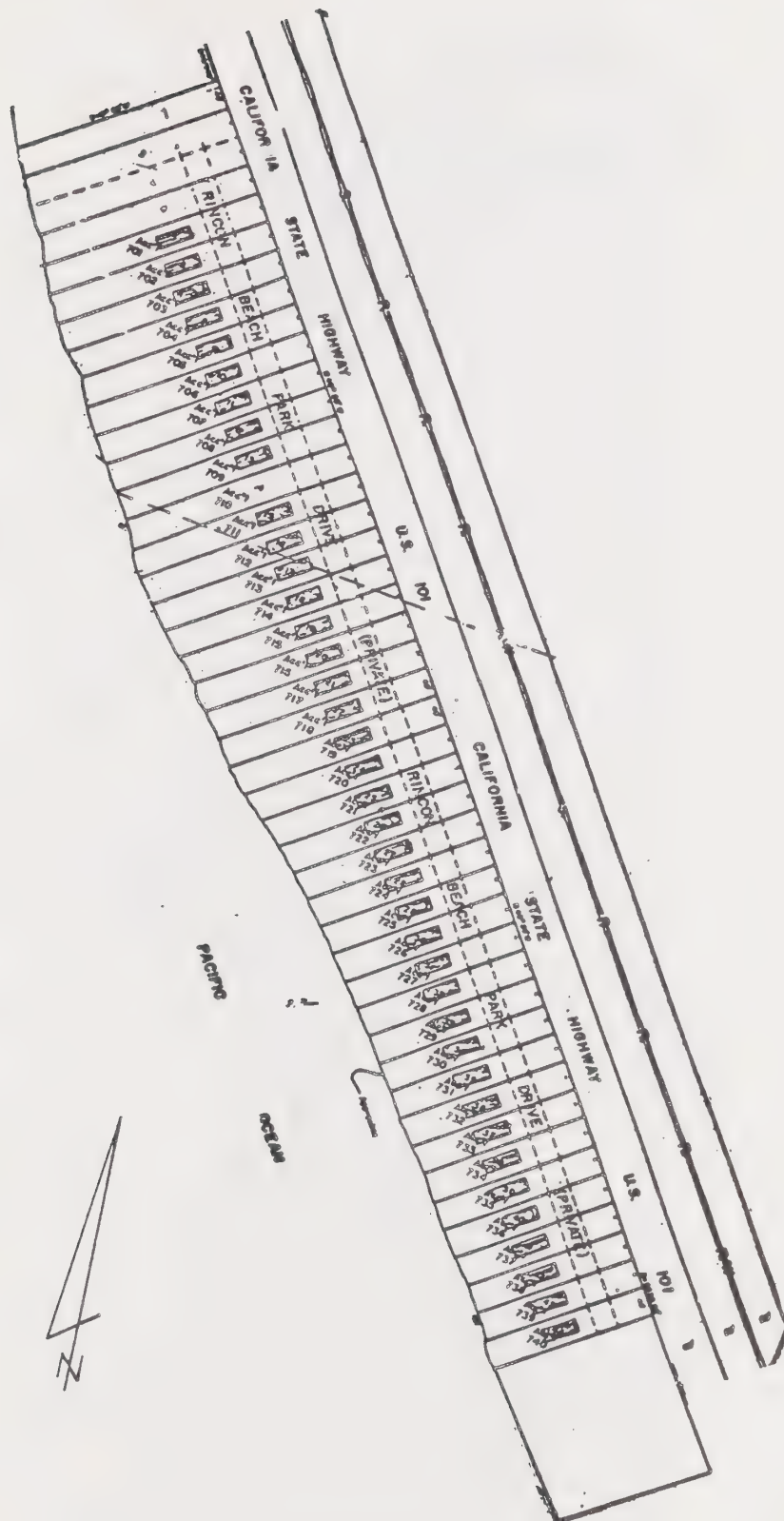


LA CONCHITA
RESIDENTIAL COMMUNITY
Figure 12

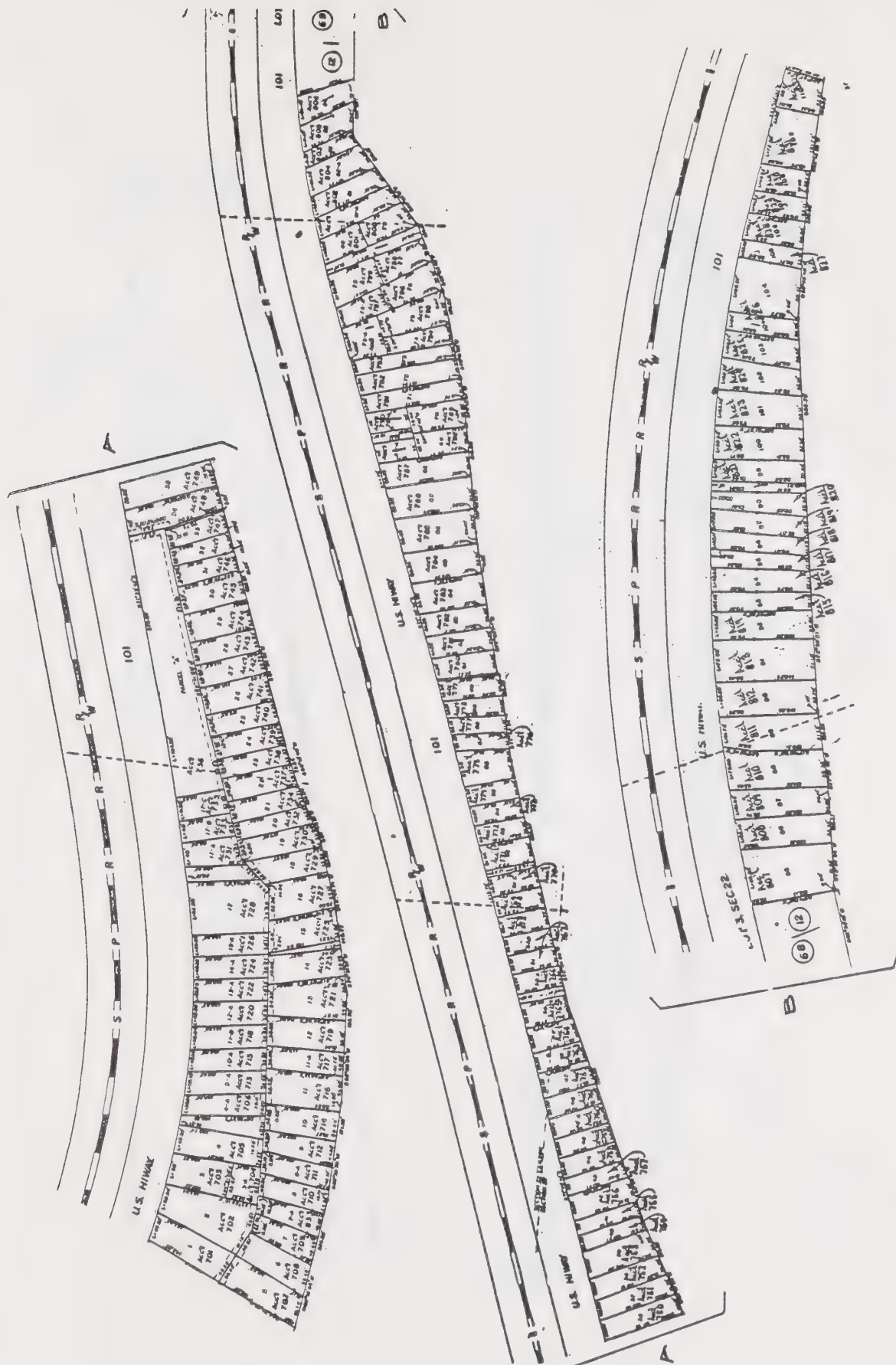


MUSSEL SHOALS RESIDENTIAL COMMUNITY

Figure 13



SEA CLIFF
RESIDENTIAL COMMUNITY
Figure 14

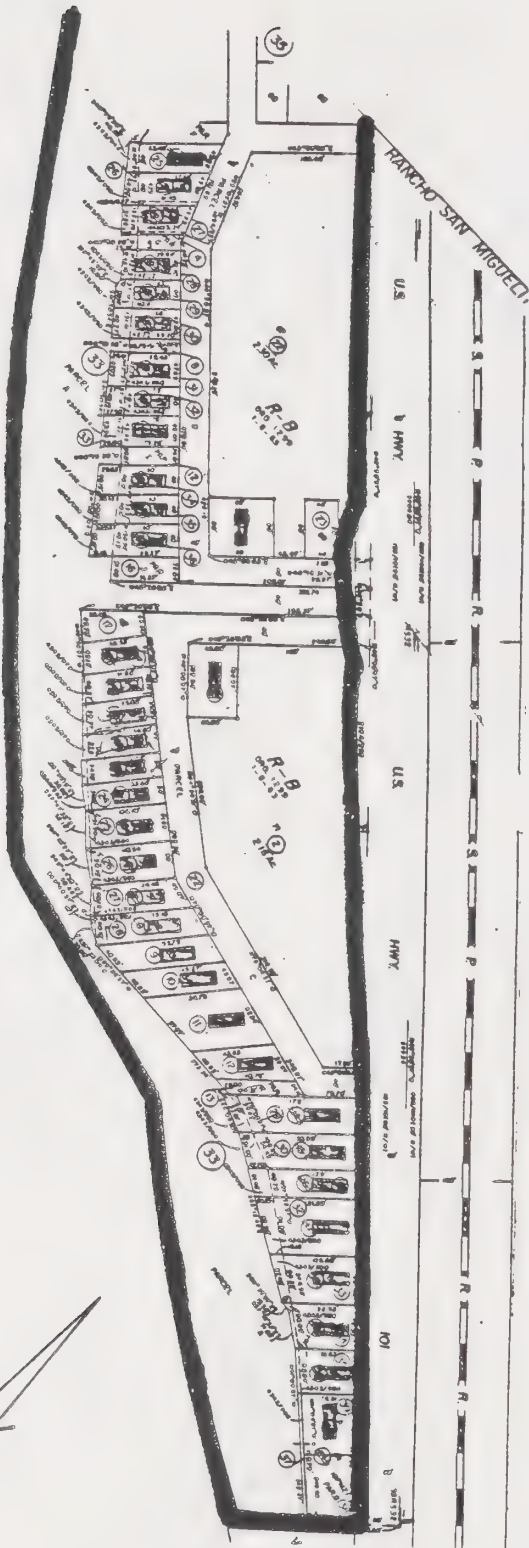


FARIA RESIDENTIAL COMMUNITY

Figure 15

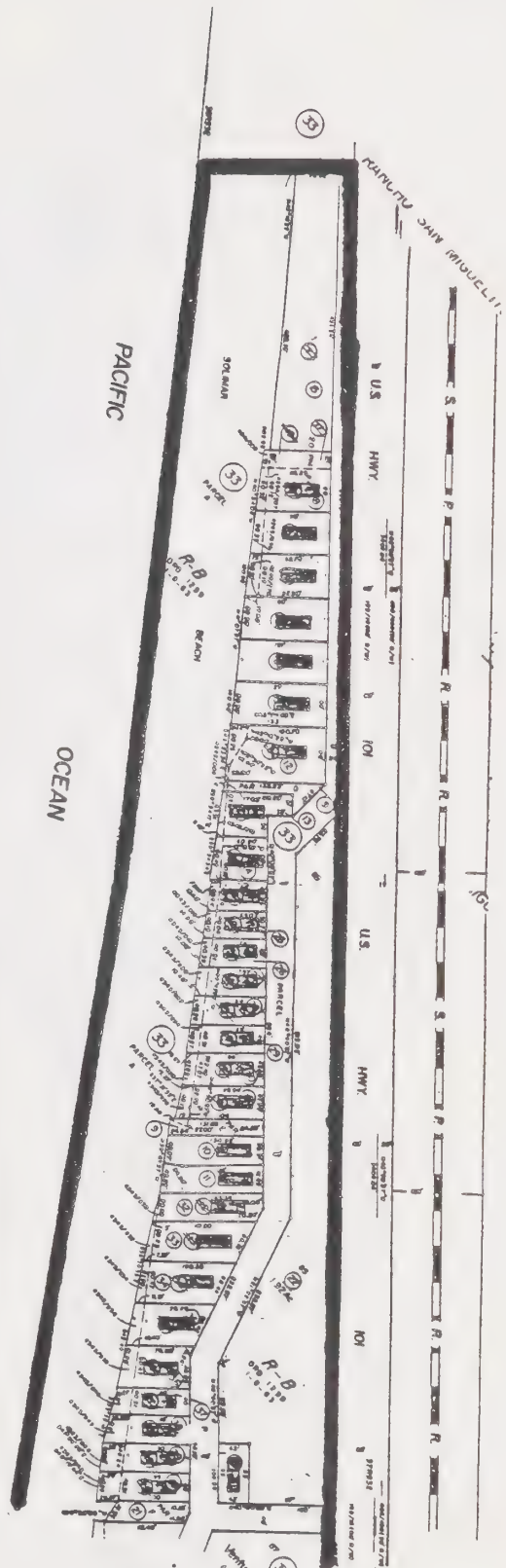
PACIFIC

OCEAN



OCEAN

PACIFIC



SOLIMAR
RESIDENTIAL COMMUNITY
Figure 16

Ventura County
Coastal Land Use Plan

THE CENTRAL COAST

POTENTIAL CONFLICTS:
UNINCORPORATED LANDS IN CITY SPHERES OF INTEREST

The extension of the city of San Buenaventura's urban boundary north into the Taylor Ranch, an unincorporated agricultural preserve, has historically been a potential source of conflict. Section 30241 of the Coastal Act is most specific about maintaining a maximum amount of prime agricultural land and delineating stable urban-rural boundaries. Further expansion of the City Sphere of Interest could induce development not only on the ranch, but on adjacent agricultural lands as well.

The potential land-use conflicts in this instance have been averted. Both the City and the County have recommended the Ventura River levee as a logical, stable urban boundary in their Local Coastal Programs, and the Local Agency Formation Commission (LAFCO) has been urged to design its Sphere of Interest boundaries to conform to those boundaries proposed in both LCP's.

AREA SUMMARY

The Central Coast is the sandy edge of the extensive Oxnard Plain. The cities of San Buenaventura, Oxnard and Port Hueneme share 16.5 miles of coast with agriculture, sand dune, fresh and saltwater marsh ecosystems, Southern California Edison's Mandalay and Ormond Beach power plants, wastewater treatment plants, harbors, and a variety of heavy industry and oil operations.

Unincorporated lands within the LCP Central Coast are varied. Several parcels are surrounded by the city of San Buenaventura just north of the Santa Clara River. (Further south down Harbor Boulevard), inland from McGrath Lake and Mandalay Beach are approximately 1400 acres of unincorporated land used for agriculture and/or oil production. Edison Canal, which separates the agricultural land, supplies water to the Edison Mandalay generating station.

Further south is Hollywood Beach, an unincorporated beach residential area zoned "R-B-H" (Residential Beach Harbor - minimum lot size 1,750 square feet) with some "C-1" (Neighborhood Commercial) development surrounded on three sides by the city of Oxnard. The adjacent sandy beach has been designated Hollywood Beach County Park.

Interposed between Hollywood Beach and Silver Strand is Channel Islands Harbor. Jurisdiction over the harbor is shared between the County and the city of Oxnard. Silver Strand, including Hollywood-by-the-Sea, is another unincorporated beach residential area. On the north side of Silver Strand is the city of Oxnard, while on the south and east is the U.S. Naval Construction Battalion Center, which is within the city of Port Hueneme. Zoning is also primarily "R-B-H" with a limited amount of "C-1". The County's Silver Strand Beach Park extends the length of the shoreline and has public parking facilities at each end.

Remaining unincorporated segments of the Central Coast are found at Ormond Beach east of Perkins Road, south of Hueneme Road, and near the southernmost boundary of Oxnard's city limits. While some heavy and light industrial development has occurred within the city of Oxnard, the unincorporated land remains open and is used for agriculture.

Much of the unincorporated lands in Ormond Beach contain portions of coastal wetlands that include saltmarsh and freshwater ponds. Endangered species closely identified with saltmarshes have been verified in the vicinity by the U.S. Fish and Wildlife Service and the California Department of Fish and Game. Further south are two waterfowl ponds. One of the ponds, the privately-owned Ventura County Game Reserve, zoned "R-A" (Rural Agriculture), is partially within the County's coastal zone. The Point Mugu Game Reserve, also privately owned, is outside the coastal zone. The Point Mugu Ponds are recognized by the U.S. Fish and Wildlife Service as a highly valuable waterfowl wintering habitat (USFWS 1979).

ENVIRONMENTALLY SENSITIVE HABITATS

A. Coastal Dunes

Remnants of the once-extensive Mandalay coastal dune complex are scattered throughout the Central Coast. Viable dunes within the County's jurisdiction are found near McGrath Lake. Approximately 80 acres are within the unincorporated area, while the rest of the complex falls within the city of Oxnard's jurisdiction (Figure 17).

The dunes surround the lake, effectively sheltering the rare freshwater habitat from wind and erosion. The lake is used by numerous water birds, and the area supports a variety of other coastal species.

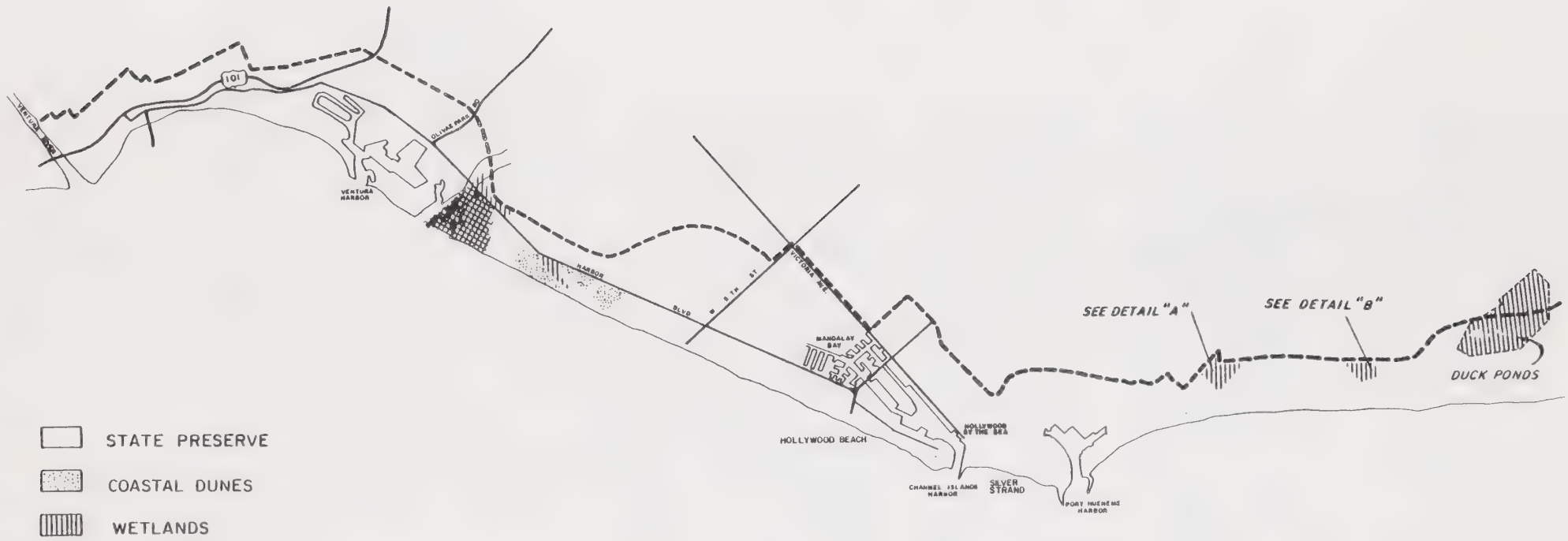
Some of the unincorporated area has been identified for potential acquisition by the California Department of Parks and Recreation as part of McGrath State Beach. The active West Montalvo oil field extends in part beneath the dunes. Oil wells and a Chevron Oil Company processing plant are next to the proposed acquisition. The area is currently zoned "R-A" (Rural Agricultural). All of the County's dune areas are shown as "Open Space" in the Open Space Element of the General Plan.

Objective

To protect the County's coastal sand dunes, their communities, and the processes that form them from degradation and erosion.

Policies

1. Coastal sand dunes on County unincorporated land will be designated "Open Space" or "Agriculture", and in the Open Space Element of the County General Plan will be made consistent for maximum protection.
2. Activities leading to degradation, erosion or destruction of coastal dunes will not be allowed. This includes, but is not limited to, use by off-road vehicles, sand mining, filling, or dumping.
3. The County encourages acquisition of the McGrath Lake dunes by State Parks, and the designation of the area as a State Preserve.



ENVIRONMENTALLY SENSITIVE HABITATS
ON THE CENTRAL COAST

COASTAL PLAN
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FIGURE 17

4. The County supports less-than-fee acquisitions by the State as a means of preservation, such as open space easements and tax incentives.

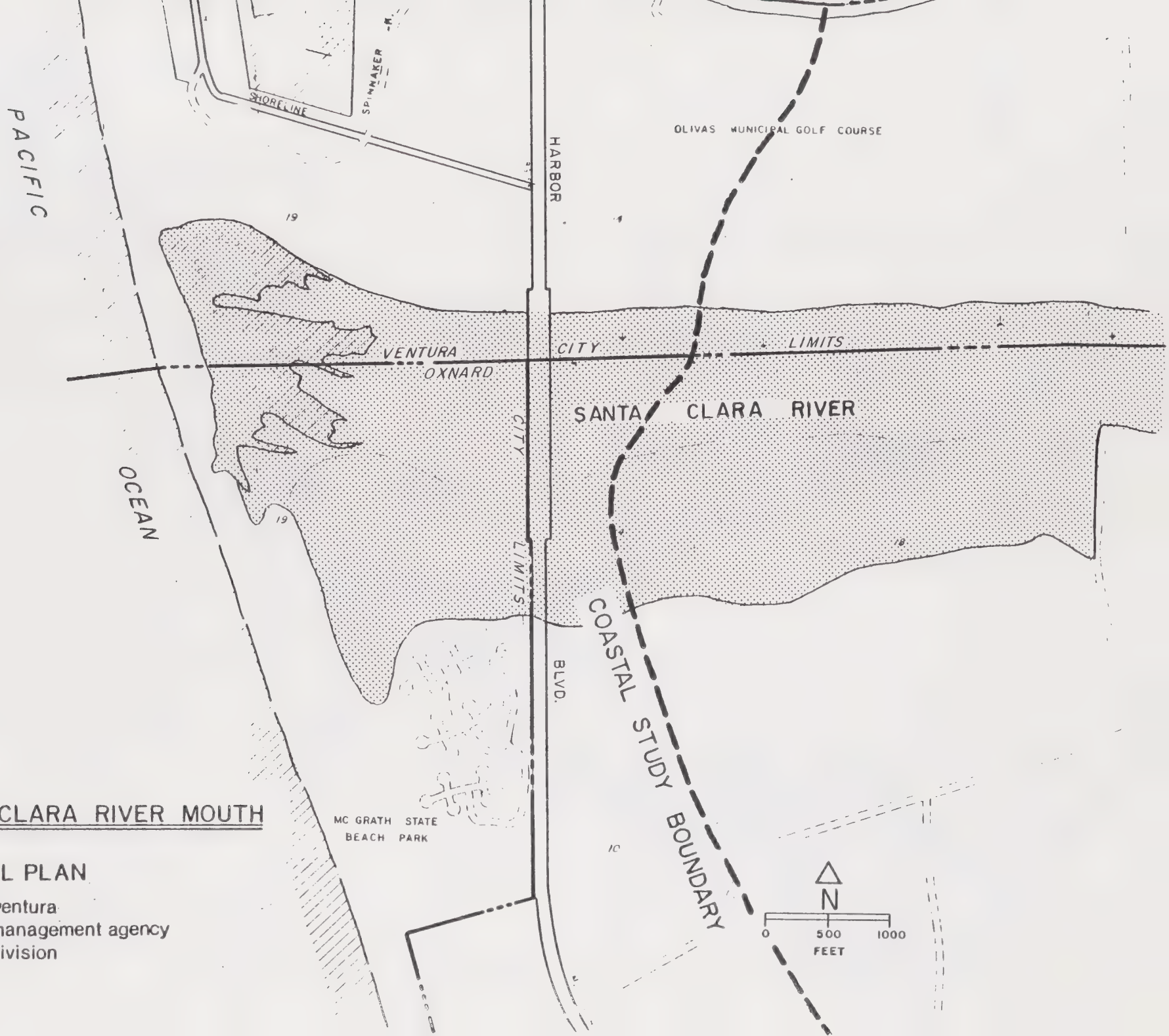
B. Wetlands

Only small portions of the Central Coast's once-extensive wetlands remain today. One of the best remnants is the mouth of the Santa Clara River, which encompasses a variety of habitats with coastal flora and fauna including approximately 60 acres of pickleweed (Salicornia virginica) marsh. The endangered Belding's savannah sparrow, the rare California black rail, the endangered light-footed clapper rail, and the endangered California least tern have all been observed in the area.

West of Harbor Boulevard, the Santa Clara River is under the jurisdiction of the cities of San Buenaventura and Oxnard, and the California Department of Parks and Recreation. The part of the river within McGrath State Beach has been designated State Preserve. East of Harbor Boulevard another portion of the wetland is within County jurisdiction (Figure 18) on a segment of land zoned "O-S" (Open Space, 40 acre minimum lot size).

McGrath Lake is immediately south of McGrath State Beach and west of Harbor Boulevard (Figure 19). While it is a natural freshwater lake, probably formed in association with the sand dunes, most of its water now comes from agricultural runoff. The freshwater marsh around the edge attracts a variety of birds and small animals. The northern end of the lake and the land surrounding it are within the County and zoned "R-A-10" (Rural Agriculture, 10 acre minimum). A large portion of the wetland is within the city of Oxnard's jurisdiction. Next to the southerly end of the lake is another segment of county land zoned "R-A". The area is designated "Open Space" in the Open Space Element.

South of Port Hueneme and immediately north of Mugu Lagoon is Ormond Beach, historically the site of some of the most extensive wetlands in the County. Today there are approximately 100 acres of saltmarsh remaining (Figure 20). Jurisdiction over the marsh is split between Oxnard and the County. Historically, the area was part of an extensive tidal marsh. According to saltmarsh experts, the marsh is still in relatively viable condition as characterized by dense stands of pickleweed and the presence of a variety of characteristic Southern California saltmarsh species. Few scientific studies have been done on the area. However, the endangered California least tern and Belding's savannah sparrow have been observed in the marsh. Additionally, this is one of the few areas in Southern California with an intact dune-transition zone-marsh system (R. Vogl, C. Onuf, pers. comm.). The County portion is currently zoned "M-2" and "M-3" (both heavy industrial), and has been designated as "urban" in the County's Open Space Element.

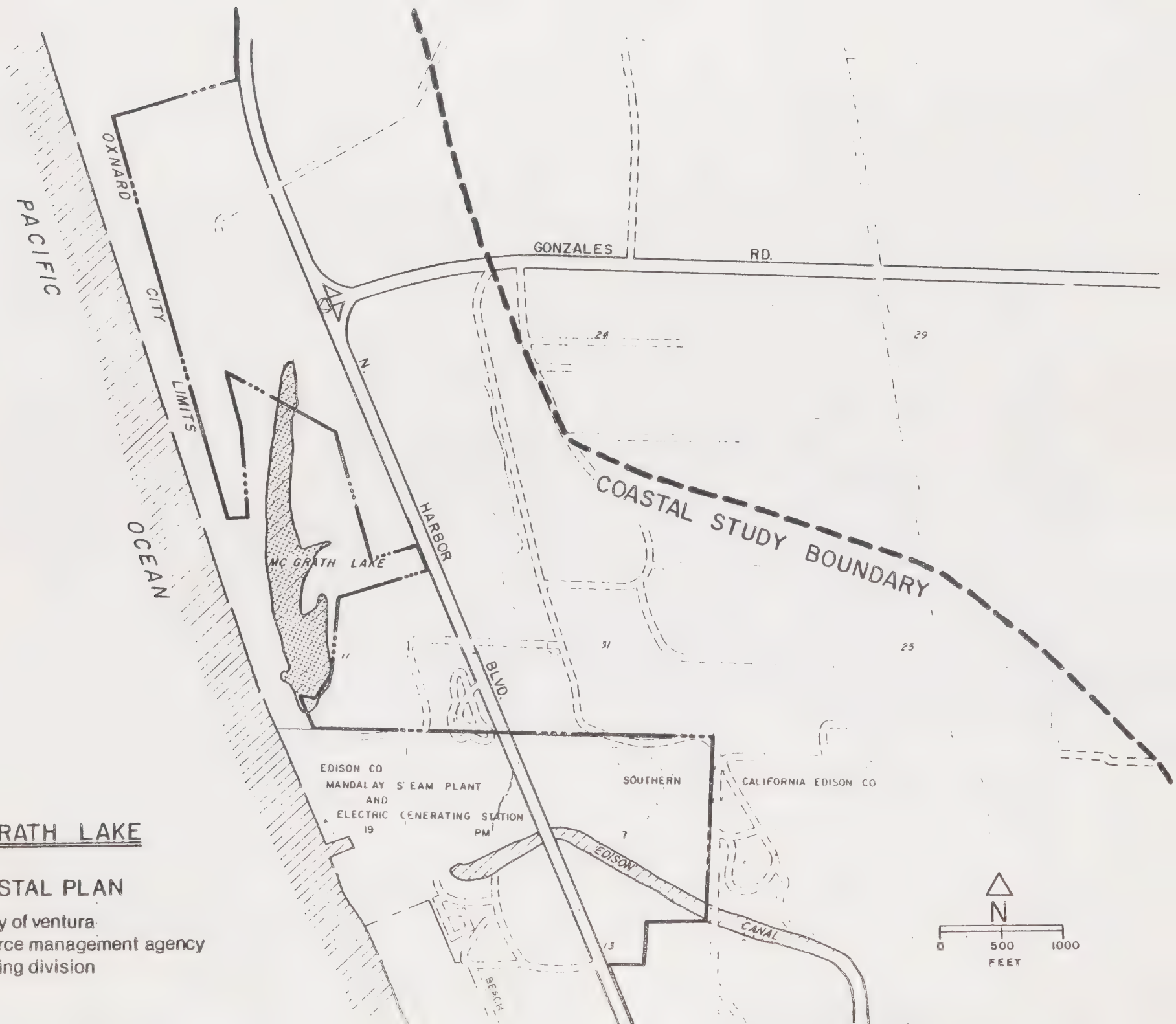


SANTA CLARA RIVER MOUTH

COASTAL PLAN

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FIGURE 18

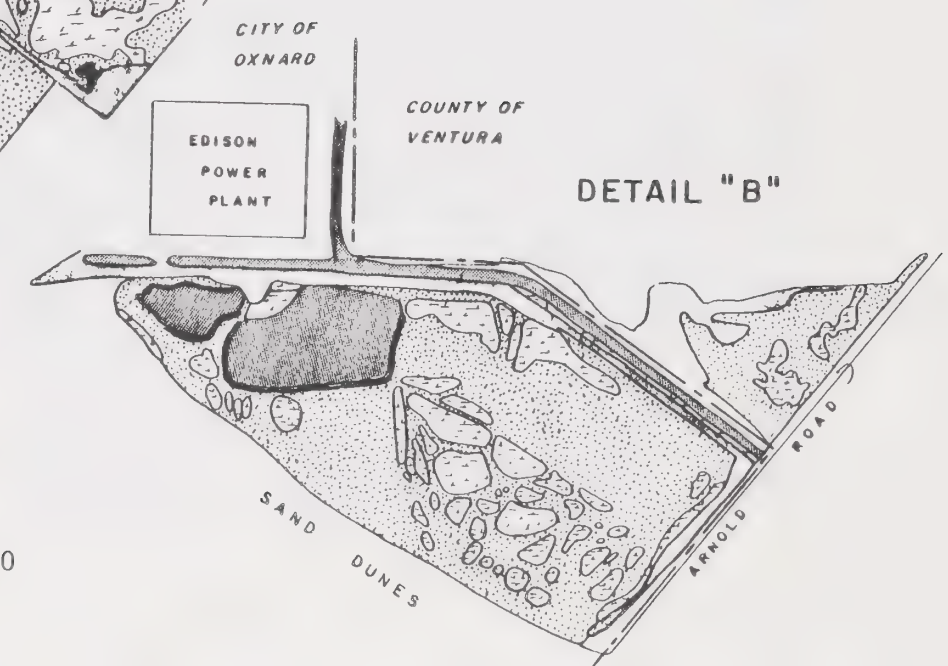
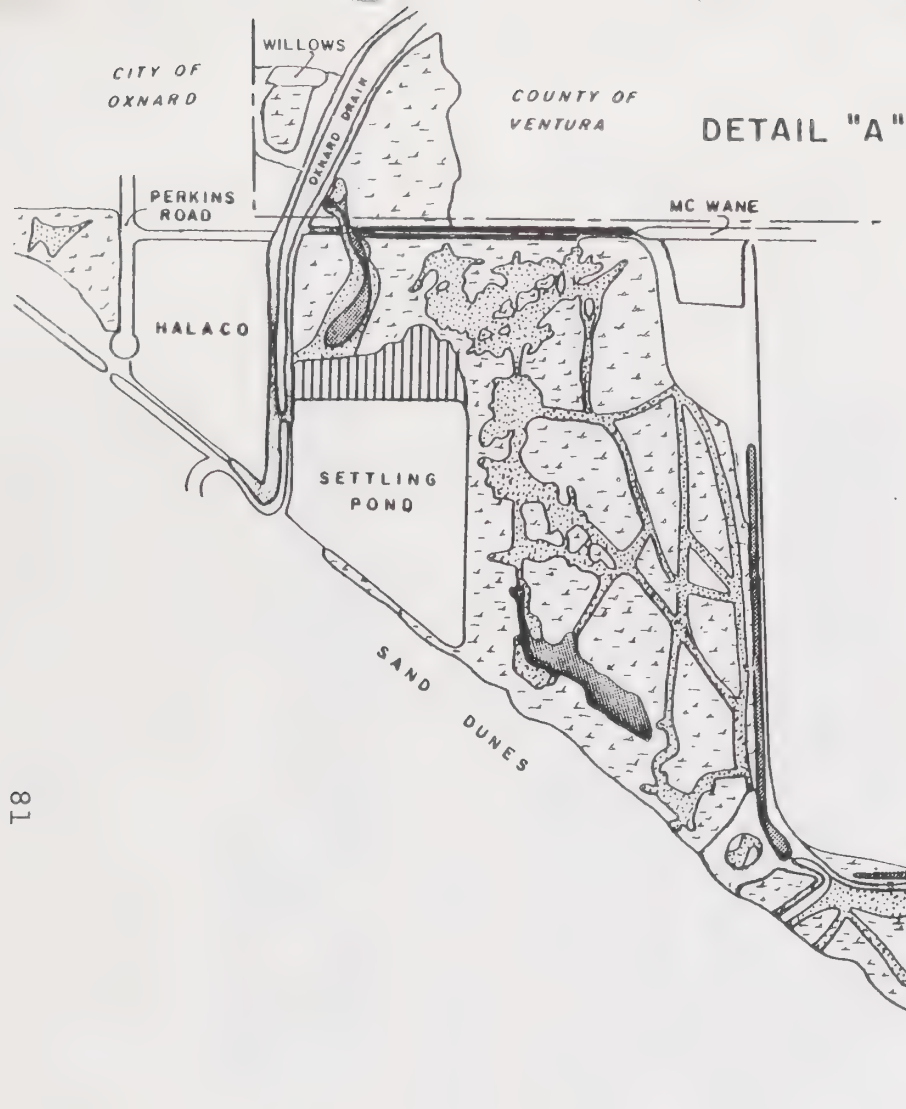


McGRATH LAKE

COASTAL PLAN

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FIGURE 19



COASTAL PLAN

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planning division



FIGURE 20

Another wetland segment south of the Edison Plant, is currently zoned "R-A" and designated as "Open Space" in the Open Space Element. Also remnant tidal saltmarsh, it is being considered for acquisition and restoration by the California Department of Parks and Recreation ("B" of Figure 20). It is currently heavily used by the off-the-road vehicles and suffering soil compaction and vegetation damage. In their 1979 study, "A Concept Plan for Waterfowl Wintering Habitat Preservation", the U.S. Fish and Wildlife Service pointed out that the greatest opportunities for maintaining waterfowl populations along the Pacific Flyway would be in the restoration or enhancement of diked, formerly tidal, marsh. The marsh areas at Ormond Beach may afford such opportunities.

In 'Recommended coastal properties for public acquisition' the California Coastal Commission (1976) placed Ormond Beach wetlands in its second priority group for acquisition: 'Recreational sites that serve urban populations and environmental resource areas that need protection or restoration.'

The privately-owned Ventura County Game Preserve, another freshwater wetland now artificially maintained, is partially located in the coastal zone.

Objectives

To protect wetlands in the Central Coast and encourage their acquisition, restoration or enhancement by the State to perpetuate their value to onshore and nearshore coastal life, and to the people of California.

Policies

1. All projects on land either in a designated wetland, or within 100 feet of such designation, shall be sited and designed to prevent impacts which would significantly degrade the viability of the wetland. The purposes of such projects shall be limited to those in Section 30233(a) of the Coastal Act.
2. Where any dike or fill development is permitted in wetlands, mitigating measures will, at a minimum, include those listed in Section 30607.1 of the Coastal Act. Other reasonable measures will also be required as determined by the County to carry out the provisions of Sections 30233(b and c) of the Coastal Act.
3. Channelization, dams, and other river or stream alterations will be limited to:
 - a. Necessary water supply projects
 - b. Flood control projects to secure public safety in the flood plain when there are no other feasible protection methods.
 - c. Projects necessary for protection and enhancement of wetlands habitats.

Such permitted projects will incorporate feasible mitigation measures.

4. Habitat mitigation will include, but not be limited to, timing of the project to avoid disruption of breeding and/or nesting of birds and fishes, minimal removal of native vegetation, reclamation or enhancement as specified in the California Coastal Commission "Interpretive Guidelines for Wetlands" and a plan for spoils consistent with the following policy.
5. Dredge spoils should not be used for beach replenishment unless it can be shown that the process would not adversely impact coastal processes or habitats, such as intertidal reefs, grunion spawning grounds, or marsh. The California Department of Fish and Game, as well as other appropriate agencies, will be consulted when spoils deposition on a beach is under consideration.
6. The County supports formal recognition of the value of the Ormond Beach saltmarshes and their enhancement or restoration as such by the landowners, California Department of Fish and Game, the U.S. Fish and Wildlife Service, National Marine Fisheries Service and other appropriate agencies. Appropriate scientific experts and the current literature should be drawn upon in any reclamation or enhancement attempts.
7. The landowners and appropriate agencies, including the Coastal Commission, the Coastal Conservancy, and State Parks should work to limit ORV access to the Ormond Beach marsh areas, including (but not limited to) fencing of areas.
8. Recreation in the Central Coast saltmarshes will include resource compatible uses such as nature observation, scientific study, educational trips, and possibly fishing. Appropriate public agencies will provide the public with off-site, as well as on-site, interpretive opportunities within existing programs as feasible. As funds become available, new programs should be developed.
9. The County will work in close cooperation with other agencies and jurisdictions to provide comprehensive and biologically sound management of coastal wetlands.

ARCHAEOLOGICAL AND PALEONTOLOGICAL RESOURCES

A. Archaeology

The Ventura County coast is archaeologically and culturally significant to a variety of groups. The beach and marsh areas of the Central Coast provided native residents with food and a variety of usable materials such as hematite. Several sites are recorded and registered on the National Historic Register of Historic Places. It is thought that an Indian trail traversed Ormond Beach, and that offshore areas contain early human sites. The Ormond Beach-Port Huenemen segments of the coast are believed to have been launching sites for canoe trips to the Channel Islands.

Intensive field reconnaissance is called for on the Central Coast. Recent development has obliterated a large number of archaeological sites and the heritage they contained.

Objective

To recognize that archaeological sites in the County's coastal zone are significant to an understanding of human and environmental history; To protect Central Coast archeological sites from destruction to the maximum extent feasible.

Policies

1. Based upon the location of the proposed project, Public Works may require the following work to be performed as a permit condition:
 - a. High sensitivity area: Field survey and test pits
 - b. Medium to high sensitivity area: Field survey
 - c. Moderate to negligible: No field work necessary.

For projects located in an area (a) or (b), the applicant will have a qualified archaeologist assess the development impacts and cultural significance of the site. As may be appropriate, the Northridge Archaeological Research Center at Cal State Northridge should be contacted for a Native American approved Monitor to observe and aid the work during excavation of auger holes, test pites, trenches or exposures (Appendix 2).

2. Human burials should not be removed from the ground without specific authorization and under direction of Native American Monitors or Native American approved archaeologists.
3. Where significant archaeological resources have been identified on a site, a qualified archaeologist will be present, at the applicant's expense, during all excavating, grading and other earth-moving activities.
4. Location of all coastal zone archaeological sites will be kept confidential to avert disturbance or destruction.
5. Archaeological, historical and ethnobotanical interpretation of native peoples in Ventura County should be incorporated into existing interpretive programs at public facilities as feasible, and into future interpretive programs as funding becomes available.
6. A summary of the qualifications of the archaeologist who performs the applicant's study will be presented as part of the rest of the information required.
7. Where new development would adversely impact archaeological resources, reasonable mitigation measures will be required. Such measures may involve covering the site, moving the structure(s) to another site on the parcel, or not constructing on the site, depending on the severity of the impacts and the significance of the resources.
8. If previously unknown resources are discovered after construction starts, all work shall cease and the Public Works Agency shall be notified. After review of the site by the Agency, or other qualified personnel, additional reasonable mitigation measures may be required.

B. Paleontology

The geological and biological history of the Ventura County coast is significant. The coastal zone contains areas with fossils that are among the best in southern California (B. Welton, pers. comm.). Records in the Los Angeles County Museum of Natural History show extensive fossil sites in Ventura County. The coastal zone has yielded many "type" specimens, used as the example specimen against which all other finds of the same animal are compared. Groups of fossils are currently being used to help geologists unravel patterns of seismic movement in the area (J. Valentine, pers. comm.).

Unlike archaeological sites, paleontological sites are not necessarily destroyed by grading and construction. In fact, grading will often expose additional rock layers and increase the potential for new finds.

Objective

To recognize the current and potential significance of coastal fossils to geological and biological knowledge of the County, as well as the popular interest in fossils; To preserve significant paleontological sites to the fullest extent possible and to take steps to preserve the information a site may yield.

Policies

1. Based upon the location of a proposed project on the Paleontological Sensitivity Map, to be prepared by the Los Angeles County Museum of Natural History, an evaluation of impacts on paleontological resources will be a consideration in the environmental review process.
2. Significant fossil discoveries on site will be reported to the Los Angeles County Museum of Natural History or to other appropriate scientists to ensure preservation of the information a site may yield.
3. Consider adopting guidelines similar to those developed by the Los Angeles County Museum of Natural History for the city of Los Angeles as paleontology becomes part of the environmental review process (Appendix 3).
4. Fossil discoveries will also be reported to the County Cultural Heritage Board to ensure maintenance of the information in Ventura County.
5. Where new development would adversely impact paleontological resources, reasonable mitigation measures will be required. Such measures may involve covering the site, moving the structure(s) to another site on the parcel, or not constructing on the site, depending on the severity of the impacts and the significance of the resources.
6. If previously unknown resources are discovered after construction starts, all work shall cease and the Public Works Agency shall be notified. After review of the site by the Agency, or other qualified personnel, additional reasonable mitigation measures may be required.

RECREATION AND ACCESS

A. Recreation

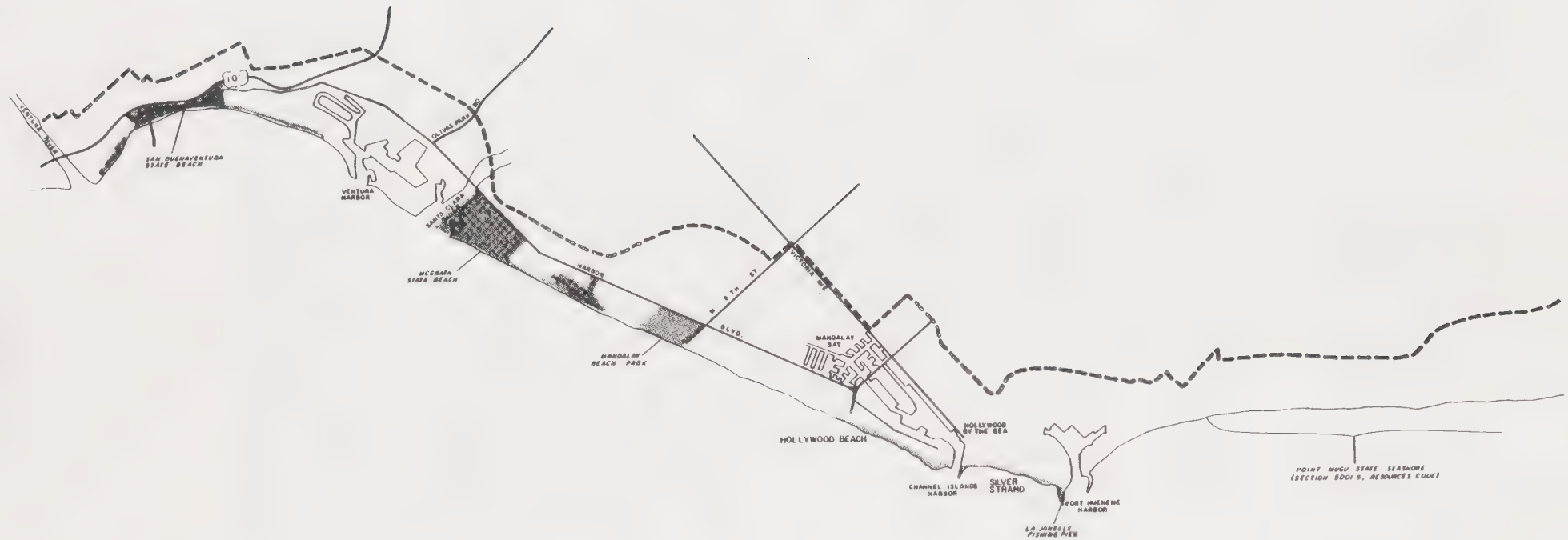
The Central Coast is interspersed with a variety of developed, accessible recreation areas and has potential for more. Figure 21 shows these areas. Beach parks have been developed in the cities of San Buenaventura, Oxnard and Port Hueneme, and the California Department of Parks and Recreation tentatively will purchase about 28 acres just north of Southern California Edison's Mandalay Beach Generating Station, to be encompassed by McGrath State Beach. This purchase would connect the State Beach with the yet undeveloped Mandalay County Beach Park north of Fifth Street. It would also provide access to the scenic alternate bicycle-hiking route along Oxnard's beach road near the Mandalay Generating Station.

Mandalay County Beach Park is an undeveloped, 80 acre site that is within Oxnard city limits, but owned by the County and managed by its Property Administration Agency. Plans for the park include primitive group camping sites, restrooms, and day-use facilities.

The two County parks near Channel Islands Harbor, Hollywood Beach and Silver Strand Beach, are for day use. Silver Strand is 41 acres in size and has parking lots at both ends. Hollywood Beach County Park includes 50 acres with limited off-street parking.

Current recreational opportunities on the Central Coast are plentiful, and will expand as McGrath State Beach grows, and plans are fully implemented for Mandalay County Beach Park, Ventura Harbor, Channel Islands Harbor and Oxnard Shores.

The California Department of Parks and Recreation has proposed another State Park acquisition at Ormond Beach. It would encompass a private segment of beach heavily used by off-the-road- vehicles and a saltmarsh area for enhancement. However, the County portion of the marsh was not included in the acquisition proposal. Ormond Beach has frequently been discussed as a recreation site, and is listed in Public Resources Code Section 5001b(8) as being part of an



RECREATIONAL AREAS ON THE CENTRAL COAST

COASTAL PLAN

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FIGURE 21

undesignated State Seashore. Unmonitored public access to the beach by ORV's through the saltmarsh is causing compaction of the soil, disturbance of plant and animal life (R. Vogl, pers. comm), and vehicle activity on the adjacent dunes is destroying stabilizing dune vegetation.

Objective

To provide direction to the State, and to local agencies as appropriate, for improving and increasing public recreational opportunities on the Central Coast consistent with public health and safety, and the protection of private rights.

Policies

McGrath State Beach Park

1. The County will:
 - a. Support the State Parks' policies and programs
 - b. Support logical extensions of McGrath State Beach
 - c. Encourage well-designed facilities expansion for camping as long as all possible environmental mitigations are incorporated.
 - d. Encourage the designation of McGrath Lake and the surrounding dunes as a State Preserve.

Mandalay County Beach Park

2. Every effort will be made to preserve the dune formations on the site.
3. Adequate on-site parking will be provided consistent with proposed park use.

Hollywood Beach and Silver Strand Beach

4. The County will co-ordinate with the cities of Oxnard, Port Hueneme, and, as necessary, the U.S. Navy in an attempt to help alleviate the traffic problems.
5. Walkways and bikeways around Channel Islands Harbor to link Hollywood and Silver Strand Beaches should be provided as funds are available.
6. No parking lots, walkways or bikeways, or structures other than public restrooms, and lifeguard stations should be placed on the beach areas to maintain the natural state of the beaches.

Ormond Beach

7. Encourage the California Department of Parks and Recreation's currently proposed acquisition with the County portion of the marsh included.
8. Encourage State Parks to consider the Ormond Beach site between Halaco and the Southern California Edison power plant for acquisition with adjacent segments of saltmarsh for enhancement.

B. Access

The only unincorporated areas in the Central Coast subarea actually on the shoreline are Silver Strand Beach and Hollywood Beach, a total of about 7,400 linear feet of beach frontage. Both beach parks are owned by Ventura County and are about 90 acres in size. There is adequate pedestrian access to the beaches via numerous stub-end public streets. Lateral access along the beach is also not a problem since the property is County owned. Figure 22 is an access inventory of the Central Coast.

The major problems are a lack of off-street public parking, and the inability to accommodate visitor traffic in the residential areas. The streets are generally narrow with very limited on-street public parking and no public transportation is available to these areas. In addition to these physical constraints, there are financial and jurisdictional constraints. The only areas where the Silver Strand community could expand are owned by the federal government (U.S. Navy). Attempts to purchase or lease Navy property have proven generally too costly. Also, studies are now being conducted regarding the feasibility of annexation to either or both, the cities of Oxnard and Port Hueneme. There is also no system of pedestrian walkways linking the beach areas with the Harbor.

Objective

To maximize public access to the Central Coast sub-area consistent with private property rights, natural resources and processes, and the Coastal Act; to maintain existing access, and seek new access as funds become available.

Vertical

1. For all new development between the first public road and the ocean, granting of an easement to allow vertical access to the mean high tide line shall be mandatory unless:
 - a. Adequate public access is already available within a reasonable distance of the site measured along the shoreline, or

FIGURE 22
CENTRAL COAST ACCESS INVENTORY

NO. *	NAME AND LOCATION	ACCESS TYPE	SIZE	FRONTAGE	OPEN	SIGNED	OWNED BY	MANAGED BY	REMARKS
1.	Hollywood Beach	Park	50 ac.	--	Yes	Yes	County	County	
2.	Silver Strand Beach	Park	41 ac.	--	Yes	Yes	County	County	

* Keyed to Land Use Map for Central Coast subarea

- b. Access at the site would result in unmitigable adverse impacts on areas designated as "sensitive habitats" or tidepools by the land use plan, or
- c. Findings are made, consistent with Section 30212 of the Act, that access is inconsistent with public safety, military security needs, or that agriculture would be adversely affected, or
- d. The parcel is too narrow to allow for an adequate vertical access corridor without adversely affecting the privacy of the property owner, or

Lateral

- 2. For all new development between the first public road and the ocean, granting of lateral easements to allow for public access along the shoreline shall be mandatory unless subsection (a) below is found. In coastal areas, where the bluffs exceed five feet in height, all beach seaward of the base of the bluff shall be dedicated. In coastal areas where the bluffs are less than five feet, the area to be dedicated shall be determined by the County. At a minimum, the dedicated easement shall be adequate to allow for lateral access during periods of high tide. In no case shall the dedicated easement be required to be closer than 10 feet to a residential structure. In addition, all fences, no trespassing signs, and other obstructions that may limit public lateral access shall be removed as a condition of development approval.
 - a. Findings are made, consistent with Section 30212 of the Act, that access is inconsistent with public safety, military security needs, or that agriculture would be adversely affected.

Sensitive Habitats

3. The applicant of a proposed recreational facility in, or adjacent to, areas designated "sensitive habitats" shall develop a management program to control the kinds, intensities, and locations of uses to preserve the habitat resources to the maximum extent feasible. This program shall be part of development approval.

General

4. In accordance with Sec. 30214(a), the time, place, and manner of access will depend on individual facts and circumstances; including topographic and site characteristics, the capacity of the site to sustain use at the intensity proposed, the proximity to adjacent residential uses, the privacy of adjacent owners, and the feasibility to provide for litter collection.
5. In accordance with Sec. 30214(b), the requirement of access shall be reasonable and equitable, balancing the rights of the individual property owner and the public.

McGrath State Beach Park

6. Support redesign of the entrance to McGrath State Beach to augment access and to improve traffic flow within the park.
7. Support access limitations to certain areas as appropriate to maintain ecosystem viability.

Mandalay County Beach Park

8. Parking will be provided in accordance within limitations imposed by dune preservation.
9. The park boundary on north Fifth Street should be designed to provide off-street parking for beach users.

Hollywood Beach/Silver Strand Beach

10. Coordinate with the appropriate agencies to help alleviate traffic and circulation problems, and provide additional public parking. New public parking facilities should be located outside residential areas due to the narrowness of existing roadways and conflicts with residential circulation.
11. Provide pedestrian walkways and bikeways around Channel Islands Harbor to link Hollywood and Silver Strand Beaches and funding is available.

AGRICULTURE

There are five major agricultural areas wholly or partially within the Central Coast. According to the 1978 Assessor's land-use data and a recent on-site survey, they total approximately 1,500 acres. Some of the parcels are split by the coastal zone boundary. Only those acres estimated to be in the coastal zone are included in this discussion (Figure 23).

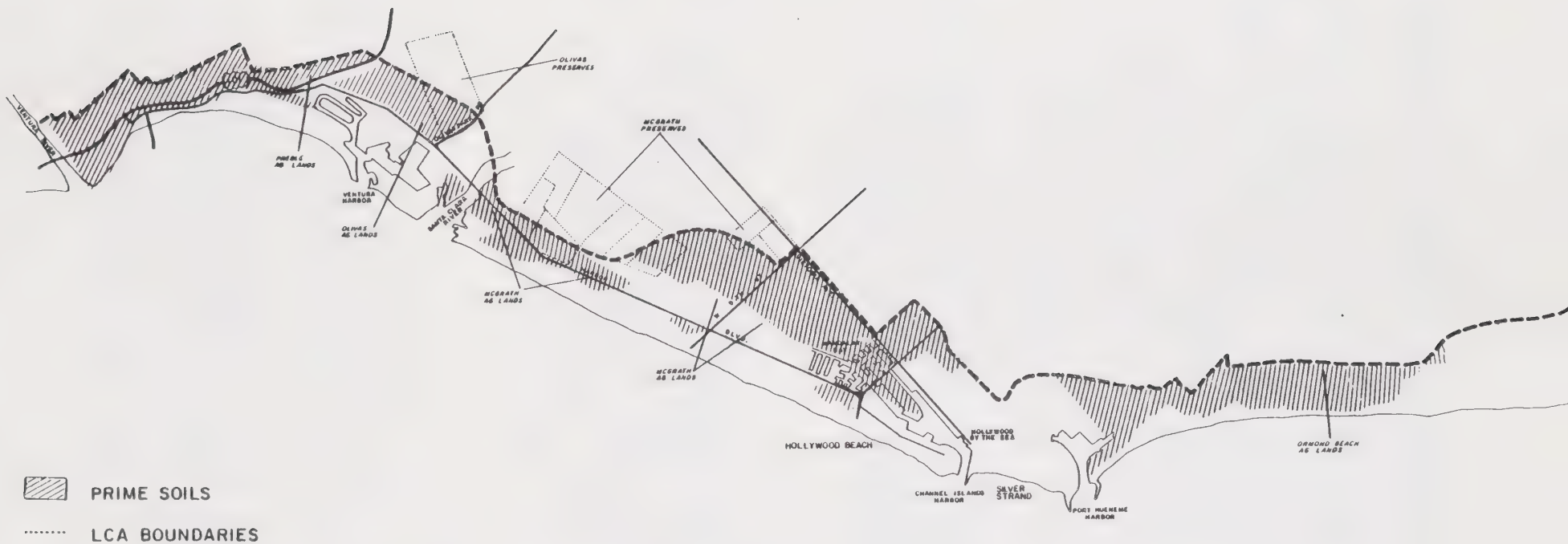
Most of the Central Coast agricultural lands contain Class I and Class II soils as identified by the U.S. Soil Conservation Survey. Cultivation of row crops is the predominant agricultural use, although some greenhouse and dry crop farming takes place. Approximately 350 acres, or 23 percent of the agricultural land, have been placed in agricultural preserves under Land Conservation Act contracts. Area descriptions from north to south follow:

- I. Preble Lands (Non-Preserve): The Preble sub-area includes 62 acres of row and truck crops, located immediately north of the 101 freeway and bounded on the west and north by the corporate limits of the city of San Buenaventura. This area is broken into four parcels; 44 acres, 13 acres, 3 acres, and 2 acres in size, respectively. All parcels contain prime soils.

This area is zoned "R-E" (Rural Exclusive, 10,000 square foot minimum lot size). The Preble area is within the San Buenaventura Sphere of Interest, and now designated "Urban" by the County's General Plan. The city of San Buenaventura Land Use Element designates the site for "Planned Mixed Use Development" for Phase I - first priority development. Poor access to the area is the major development constraint at this time.

- II. Olivas Lands: Immediately south of the Preble area, extending to the Olivas Golf Course, are the Olivas agricultural lands. The area consists of six parcels (25, 32, 15, 35, 130 and 120 acres in size). U.S. Highway 101 separates the Preble area from the Olivas area.

Prior to construction of the freeway, parcels in these two areas were merged, forming a continuous stretch of prime agricultural land. The Olivas subarea includes approximately 355 acres of row and truck crops. Approximately 120 acres of this area are in agricultural preserve.



AGRICULTURAL PRESERVES AND PRIME SOILS ON THE CENTRAL COAST

COASTAL PLAN

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FIGURE 23

The County Open Space Element designates this area as "Open Space" (10-40 acre minimum lot size). The city of San Buenaventura General Plan designates the area as "Agriculture" through 1990.

- III. McGrath Agricultural Lands: The unincorporated McGrath agricultural lands extend from the Santa Clara River on the north, to Wooley Road on the south, east of Harbor Boulevard. Approximately 883 acres are in the coastal zone. Of these, approximately 228 acres are in agricultural preserve under the Land Conservation Act. Zoning for the McGrath agricultural land includes:

"A-E" - Agricultural Exclusive, 40 acre minimum lot size
"R-A" - Rural Agricultural, one acre minimum lot size
"O-S" - Open Space, 10 - 40 acre minimum lot size

With the exception of the land south of Fifth Street, all agricultural lands in the McGrath area are designated "Open Space" by the Open Space Element.

Between Fifth Street and Wooley Road, is a 219 acre parcel of row and truck crops that is designated "Urban" in the Open Space Element. The area is zoned "R-A" (Rural Agricultural, one acre minimum). This parcel is within the city of Oxnard Sphere of Interest, and is phased for development after 1990 by the city's General Plan.

IV. Other Ownerships

Located between Teal Club Road and Doris Avenue, west of Victoria Avenue, and adjoining the McGrath agricultural lands are two parcels partially within the coastal zone. Approximately seven acres of a 59 acre parcel zoned "R-A" are within the coastal zone. The other parcel, in an agricultural preserve, is zoned "A-E". Approximately 12 acres of this parcel is in the coastal zone. A portion of this parcel is being used for greenhouse cultivation.

These parcels are designated "Open Space" in the County's Open Space Element.

V. Ormond Beach

There are three areas of unincorporated lands within the coastal zone in the vicinity of Ormond Beach, totaling approximately 120 acres. The parcels have prime soils and some are currently in agricultural use. All of the Ormond Beach agricultural lands are currently designated "Urban" in the County's Open Space Element.

The northernmost portion is located south of Perkins Road and west of Hueneme Road, between the Ventura County railroad and McWane Boulevard. The western parcel of 23 acres is completely within the coastal zone; only a portion of the second parcel, 32 acres in size, is within the coastal zone. Existing zoning is "M-3" (General Industrial District). These parcels are in the city of Oxnard's Sphere of Interest and are identified for Phase 1A (priority) development, on Oxnard's General Plan.

The central portion includes two parcels totalling about 13 acres and zoned "R-A" (Rural Agricultural, one acre minimum lot size). This small area is located east of Edison Drive and south of Hueneme Road. It is currently used for growing row crops. These parcels are designated for Phase 1 development in the Oxnard General Plan.

The southernmost area reflects mixed ownership and usage and includes agricultural land owned by Edison Company, vacant land owned by the Del Norte Mushroom Company, and vacant land owned by the Ventura County Game Preserve that contains saltmarsh as mapped by the California Department of Fish and Game. Agricultural uses extend inland to form a broad stretch of the Oxnard Plain Agricultural belt between the cities of Oxnard and Camarillo. Portions of four parcels (48 acres) are within the coastal zone. These parcels are zoned "R-A", and are designated for development after 1990 by the Oxnard General Plan.

The California Legislature recently passed the California Aquaculture Development Act which amends Section 30411 of the Coastal Act by finding and declaring that "salt water or brackish water aquaculture is a coastal-development use which should be encouraged to augment food supplies." Since aquaculture research and development is in its infancy, the potential for this kind of agriculture in the coastal zone should be recognized. The unincorporated areas of Ormond Beach may be suitable for aquaculture.

Minimum lot size in the "Agriculture" land use designation is 40 acres per single family dwelling. This 40 acre minimum is sufficient to maintain economic viability for various agricultural uses (irrigated cropping). Non-irrigated activities require a larger acreage. The County will soon begin work on an ordinance amendment to the "A-E" (Agricultural Exclusive) to increase minimum parcel size based on agricultural usage. Studies as to what constitutes a viable farm unit have been done by Ventura County Agricultural Advisory Committee (Appendix 4), Ventura County Assessor's Office and Ventura County Farm Bureau.

Objective

To preserve agricultural lands on the Central Coast to the maximum extent feasible.

Policies

1. The stable urban boundaries are:
 - a. The Southern Pacific Railroad right-of-way north of U.S. Highway 101, in the Preble area, which divides the unincorporated County agricultural lands and the city of San Buenaventura's urban development.

- b. Coterminus with the city of Oxnard's present limit lines at Wooley Road and the Ormond Beach area. Should the State Coastal Commission include the boundary line at Hemlock rather than Wooley Road for the City of Oxnard, Hemlock will become the boundary for County purposes.
- 2. Land divisions in, or adjacent to, agricultural areas, will not be allowed to affect agricultural productivity.
- 3. LAFCO should exclude lands designated "Agriculture" from any new or expanded service districts that could negatively impact agricultural viability.
- 4. New or expanded public works facilities will be sited or designed to mitigate environmental impacts on agricultural viability and open space lands.
- 5. As aquaculture develops it will be considered as a potential agricultural use in appropriate areas.

HAZARDS

The Central Coast coastal zone is part of the Oxnard Plain, an alluvial fan created by the disposition of the sediments from the Ventura River to the north, the Santa Clara River and Calleguas Creek to the south.

The Oak Ridge Fault System extends beneath the Central Coast's unincorporated lands. The Oak Ridge Fault is a steep reverse, or thrust, fault with a trace that extends westward along the Santa Susanna Mountains, and toward the ocean on the southern side of the Santa Clara River.

The Fault System probably contains many branching faults and is believed to be associated one or more faults of similar trend present in the Santa Barbara Channel west of the Oxnard Plain. The System is over 50 miles long on the mainland and may extend for an equal or greater distance offshore. It is considered active.

The McGrath Fault branches off the Oak Ridge Fault zone to extend westward into the ocean near the McGrath lands south of the Santa Clara River.

The coastal zone area of the Oxnard Plain may be particularly prone to liquefaction. A special study completed after the February 21, 1978 Point Mugu earthquake indicates that the areas south of the Ventura River, generally between Gonzales Road and Oxnard Shores, have a moderate to low liquefaction potential, while the Preble and Olivas communities, the Santa Clara River area, and Channel Islands Harbor, extending southward to Arnold Road, have a moderate to high liquefaction potential.

The Central Coast is the most heavily populated area of the Ventura coastal zone. Several large industries and utilities are located there, including Southern California Edison Company's Mandalay and Ormond Beach power plants, Oxnard and San Buenaventura wastewater treatments plants, and three harbors. Liquefaction from severe ground shaking could cause major damage and disruption of services.

According to the Seismic Safety and Safety Element of the County General Plan the area in the Central Coast coastal zone has a probable subsidence rate of approximately 0.05 feet per year. A single point located at Hueneme Road and Highway 1 has dropped about one and a half feet in twenty-one years. Records up till 1968 show a dozen bench marks that have settled a foot in a fifteen to twenty year period.

The Santa Clara River is a flood hazard to some human activities in the Central Coast. Major floods occurred along the Santa Clara River in 1938, 1943, 1958, 1965, 1969, 1978 and 1980. Floods could inundate the Olivas Golf Course, portions of the City of Ventura Sanitation Plant, McGrath State Beach, Harbor Boulevard, and a major portion of the McGrath agricultural lands.

The Coastal Act specifies that new development is to be located away from hazardous areas. New flood control projects shall be limited to those necessary to protect existing development or for public safety (Section 30236). Flood plain management, rather than structural solutions alone in this sub-area may be required.

Existing uses in the coastal zone portion of the Santa Clara River conform to the "Open Space" designation of the County Open Space Element. No structures are located on the coastal portion of the flood plain, with the exception of the city of San Buenaventura Sanitation Plant facilities, and recreational structures in McGrath State Beach. The Department of Parks and Recreation General Development Plan for McGrath State Beach recommends relocating the State Beach structures to avoid flood impacts.

Maintenance of agriculture and open space (parks, recreation and habitat preservation) would promote proper flood plain management, and would further reduce potential flood damage to structural development.

The Seismic Safety Element provide extensive information on various hazards, including fault zones, fire hazard areas, landslides, and flood plains. It is one of the principal documents consulted by Planning and the Public Works Agency when formulating an initial study on a proposed project to determine the need for an EIR. Should an EIR be required, this General Plan Element is again used in evaluating the various impacts of projects.

In addition to the environmental hazards on the Central Coast there is another unique hazard associated with development adjacent to certain areas of the Point Mugu Naval Air Station. Bunkers are located at certain areas on the base where magazines store explosive materials. Depending on the quantity of material, the Navy has computed a hazardous distance (QD radius) around the magazine where no development should take place. In addition, the runways contain "overrun areas" where no development should take place. Figure 24 depicts this area, found within the Ventura County Game Preserve property.

Objective

To protect public safety and property from natural and human hazards as provided in County ordinances.

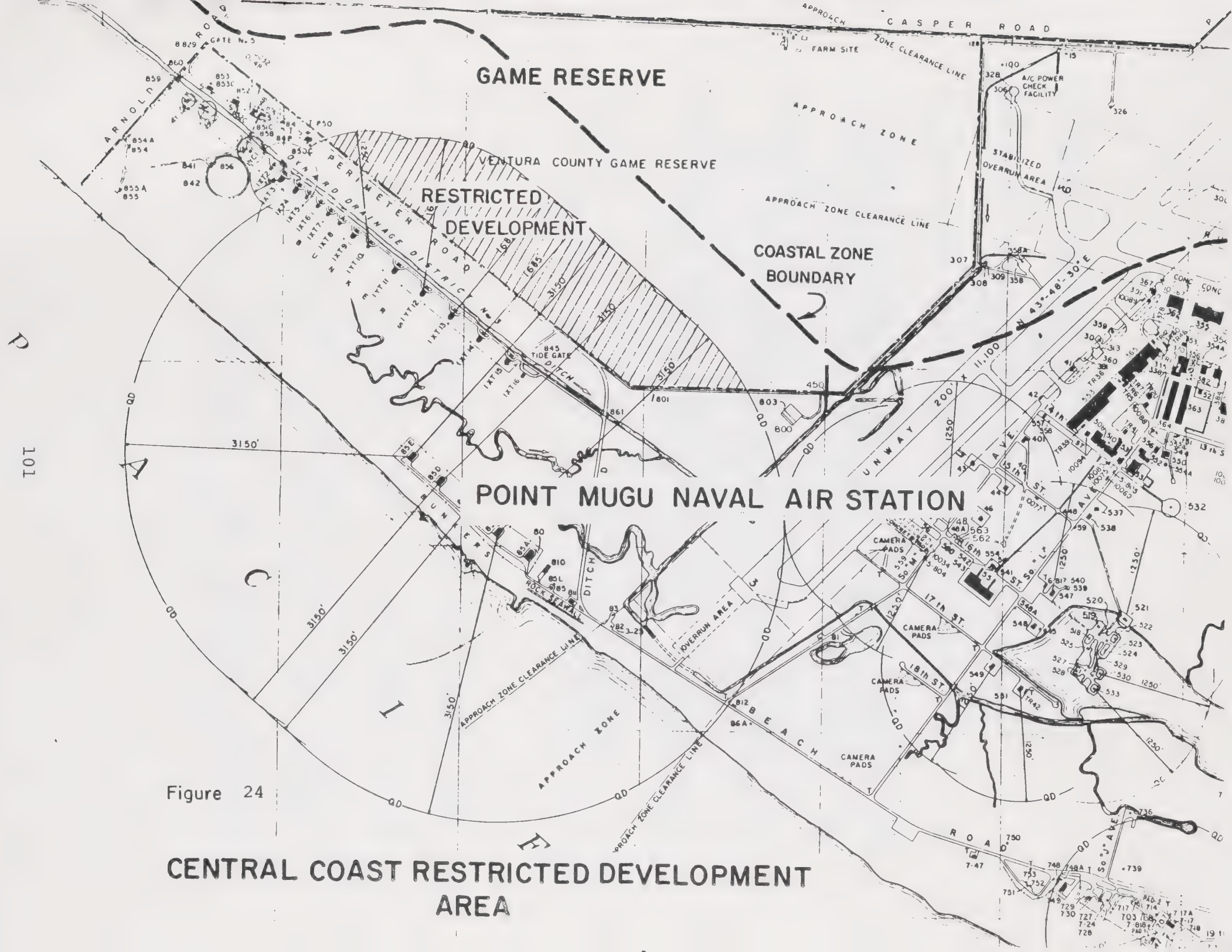


Figure 24

CENTRAL COAST RESTRICTED DEVELOPMENT AREA

Policies

1. The County's existing Seismic Safety and Safety Elements will continue to provide direction for seismic planning. It meets the requirements of the Coastal Act, Section 30253.
2. The flood plain of the Santa Clara River will be limited to open space or agricultural uses to minimize flood hazard risk.
3. New development shall be sited and designed to minimize risks to life and property in areas of high geologic, flood, and fire hazards.
4. All new development will be evaluated for its impacts to, and from, geologic hazards (including seismic safety, landslides, expansive soils, subsidence, etc.), flood hazards, and fire hazards. Feasible mitigation measures shall be required where necessary.
5. The County may require the preparation of a geologic report at the applicant's expense. Such report shall include feasible mitigation measures which will be used in the proposed development.
6. Structures for human habitation (regularly, habitually, or primarily occupied by humans) shall be set back a minimum of 50 feet from an active fault. This setback may be increased when geologic conditions warrant.
7. New development shall be sited and designed so as not to cause or contribute to flood hazards, or lead to the expenditure of public funds for flood control works.

BEACH EROSION

Unincorporated areas of the Central Coast with beaches include Hollywood Beach and Silver Strand. According to the Department of Navigation and Ocean Development (1979) erosion at Hollywood Beach is significantly minimized by the jetty at the north entrance of Channel Islands Harbor (Appendix 5).

Erosion at Silver Strand is also slight. While the middle section of the beach is subject to erosion during periods of high tides and wave action, homes on the shoreline are protected from damage by bulldozed sand dikes.

Beach sections that become eroded are stabilized with sand replenishment by the Army Corps of Engineers as requested by the Ventura County Flood Control District as funds are available.

Objective

To protect public safety and property from beach erosion as provided for in existing ordinances, and within the constraints of natural coastal processes.

Policies

1. Proposed shoreline protective devices will only be approved and/or located in conformance with Coastal Act Sections 30235 and 30253.
2. All shoreline protective structures which alter natural shoreline processes will be designed to eliminate or mitigate adverse impacts on local shoreline sand supply.
3. A building permit will be required for any construction and maintenance of protective shoreline structures, such as seawalls, jetties, revetment, groins, breakwaters and related arrangements.
4. The County's Building and Safety Department will routinely refer all permits for seawalls, revetments, groins, retaining walls, and pipeline outfalls to the Flood Control and Water Resources Division of the Public Works Agency to be evaluated not only for structural

soundness, but environmental soundness as well whenever necessary. This includes a survey of potential environmental impacts, including (but not limited to) the project's effects on adjacent and downstream structures, net littoral drift, and downcoast beach profiles.

5. If the potential environmental impacts of the proposed structure are considered significant by the Public Works Agency, the applicant may be required to obtain an engineering report that indicates how those impacts will be mitigated.
6. Permitted structures under policies one through four will not interfere with public access to the shoreline.
7. During their scheduled dredging of Channel Islands Harbor, the Army Corps of Engineers is encouraged to replenish beaches with severe erosional losses consistent with environmental restraints on the deposition of dredge spoils.

ENERGY AND INDUSTRIAL FACILITIES

Several industrial facilities for energy production are located on the Central Coast: 1) oil and gas and processing and distribution facilities; 2) electrical generating plants; and 3) marine terminals and storage tanks. Proposals have been made for expanding development of offshore oil and gas fields, related onshore facilities, and new electrical generating plants (Figure 25).

I. Oil and Gas Facilities

The West Montalvo oil field is located on the Oxnard Plain immediately south of the Santa Clara River. It extends into the State tidelands. Most of the West Montalvo field lies within unincorporated areas of the County; however, portions in the vicinity of McGrath State Park and Mandalay Beach, are in the corporate boundaries of the city of Oxnard. The onshore portion comprises approximately 80 percent of the proven acreage of the field. In 1978, production from both onshore and offshore portions averaged 758 barrels a day, representing a decline of approximately 50 percent from the previous year.

The only operator in the West Montalvo field is Chevron, with four leases: McGrath #4 lease; McGrath #5 lease; Patterson Ranch Lease, Parcel 1 and Parcel 2. These leases are only partially within the coastal zone (Figure 26). Chevron operates under several Conditional Use Permits and modifications issued by the County over a period of many years.

Chevron currently operates three processing facilities within the coastal zone: one west of Harbor Boulevard near its intersection with Gonzales Road, and two east of Harbor Boulevard, south of the Santa Clara River. A compressor pump station is located south of Fifth Street, adjacent to the Edison Canal in Oxnard.

In September of 1978, Chevron had 18 producing onshore wells, and one producing offshore well, in the West Montalvo oil field. These wells are located on both the east and west sides of Harbor Boulevard.

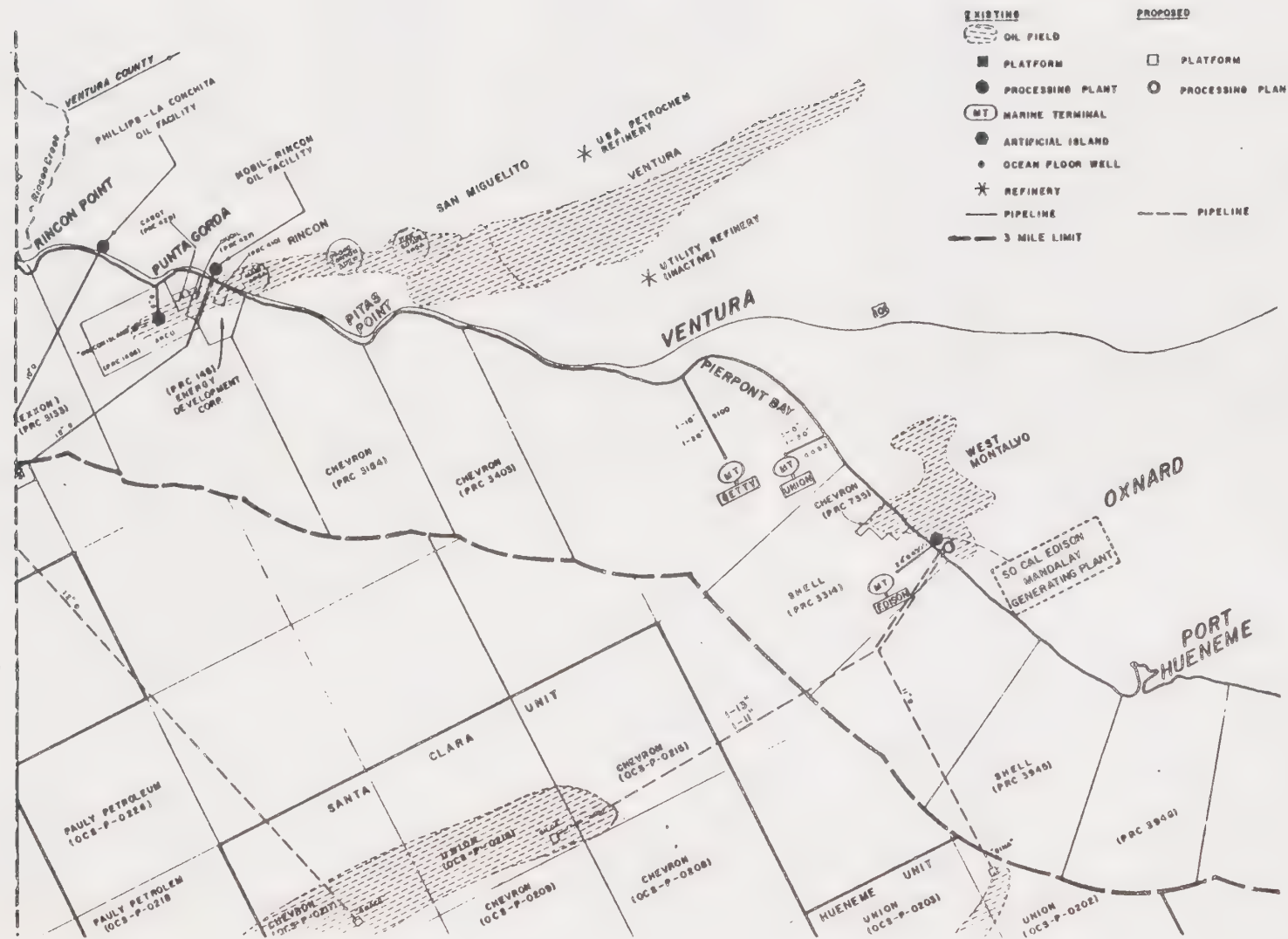
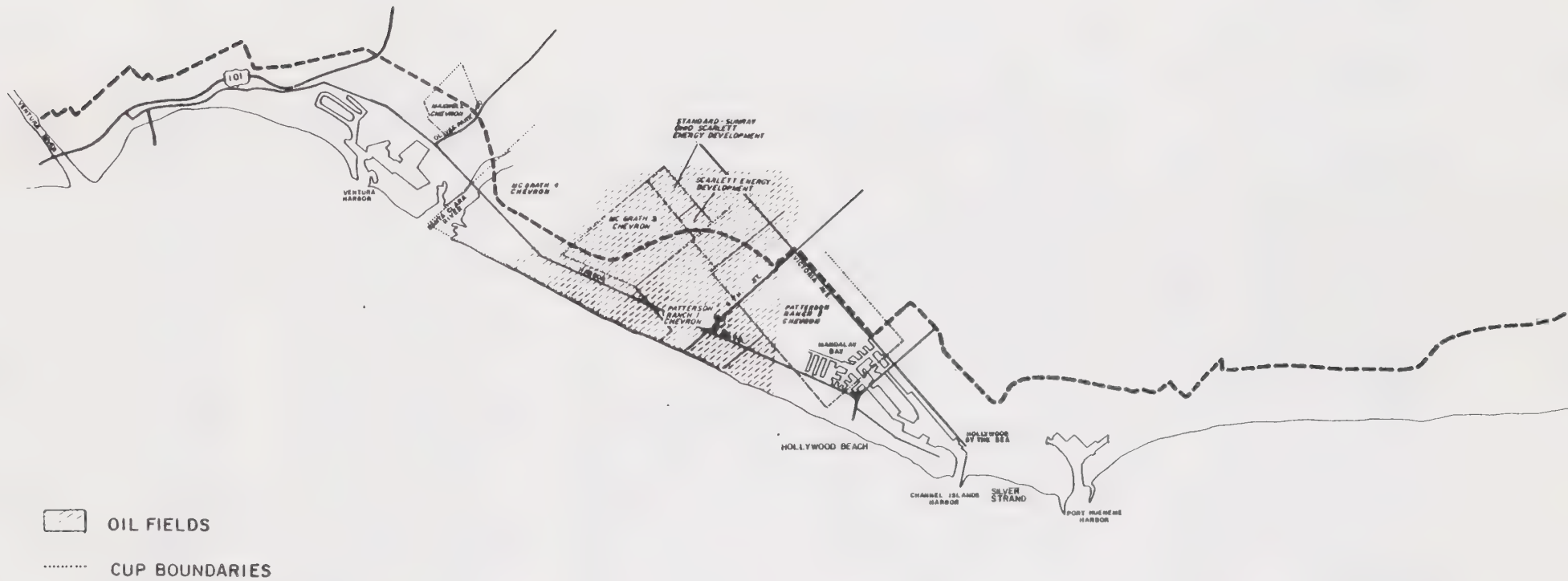


FIGURE 25



ENERGY FACILITIES ON THE CENTRAL COAST

COASTAL PLAN

county of ventura
resource management agency
planning division

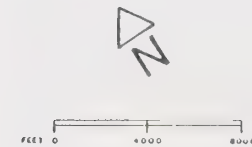


FIGURE 26

II. Pipelines

One major oil pipeline is located in the Central Coast, the Union Oil pipeline. It is made up of three segments routed from Union's marine terminal at Ventura Harbor to the Los Angeles basin. Only the first segment crosses the coastal zone. It consists of an 8 inch line from the terminal to Union's Santa Paula pump station. The maximum capacity of this line is 24,000 BPD (normal oil flow conditions assuming API 25-30 gravity oil). This line may need to be enlarged once Union begins its OCS operations.

III. Electrical Generation and Transmission Facilities

The California Public Utilities Commission and California Energy Commission are the agencies responsible in the area of electric transmission lines which includes technical and safety performance and environmental concerns. All electric transmission lines proposed for the coastal zone are developments under the Coastal Act, thus the County will have permit review over them after certification. The only exception is electric transmission lines proposed as part of a new electric power plant being reviewed by the California Energy Commission. The Warren-Alquist Energy Resources Conservation and Development Act of 1975 exempts new power plants with capacity greater than 50 megawatts and electric transmission lines connecting such plants to the existing electricity transmission system from local government permit authority.

While impacts from erosion, grading, and the operation of equipment may occur during construction and result in damage to coastal land resources and habitat areas, the primary concerns are associated with overhead electric transmission lines and their long-term impacts on views and visual resources. Visual impacts are particularly severe in undeveloped areas, especially the foothills and upland areas, and along the coastal terrace. Mitigating measures are limited at this time to alternate routine locations and undergrounding of lines, which is expensive.

Southern California Edison (SCE) operates two major electric generating stations on the Central Coast: Mandalay Beach, located on the coast within the city of Oxnard, seaward of Harbor Boulevard and approximately a half mile north of West Fifth Street; and Ormond Beach, also in the city of Oxnard on the beach, northwest of Arnold Road and approximately a half mile south of McWane Boulevard. The combined generating capacity of these two power plants is 2,010 megawatts (MW) or three times the total electrical requirements of Ventura County. Transmission lines from both generating stations cross the coastal zone.

Southern California Edison maintains four electrical distribution substations within the coastal zone. Only one of these is located in the County coastal zone - the 66KW distribution substation at Silver Strand Beach.

During the most recent Notice of Intent proceedings (79-NOI-3), the County, Coastal Commission, Energy Commission, Dept. of Fish and Game, and Southern California Edison Co. agreed to some significant stipulations regarding the siting of new power plants in the Ormond Beach site. Briefly, these stipulations eliminate the construction of power plants from dunes, wetlands, or beach areas.

IV. Offshore Oil and Gas Development

Offshore oil and gas development occurs both in state tidelands and the federal Outer Continental Shelf. Facilities in the Central Coast are used to support O.C.S. activities (Figure 25).

A. State Tidelands

Currently, all production from the West Montalvo offshore field is from Chevron's State tidelands, lease PRC 735. Production is accomplished from a series of directionally drilled wells from Chevron's onshore McGrath #4 Lease, seaward of Harbor Boulevard. Shell Oil Company tidelands lease PRC 3314 surrounds Chevron's lease. Shell has applied to the State Lands Commission for a permit to drill on this lease. If drilling is successful, a new separation/treatment facility may be needed in the Central Coast area. Shell intends to utilize an existing Chevron Conditional Use Permit issued by the County for this proposed operation. The location of their proposed drilling operations is east of Harbor Boulevard.

B. Federal Outer Continental Shelf

1. Hueneme Field

Union Oil is the operator of Hueneme Unit - Tracts P-0202 and P-0203, which are located approximately three to five miles southwest of Port Hueneme. Union proposes the construction of two new offshore oil platforms, one of which (Gina) is within this unit, while the other (Gilda) is in the Santa Clara unit. Peak production from the field is expected to reach 6,450 barrels of oil per day by late 1980. Union Oil is also proposing to build a small onshore treatment facility in the city of Oxnard immediately south of Southern California Edison's Mandalay Beach Generating Station to process this oil. The County has indicated Union's preferred site is the most logical of all the alternative sites discussed in the EIR.

2. Santa Clara Unit

Chevron is the lessee of eight OCS (Outer Continental Shelf) tracts that are located five miles southwest of Ventura and six miles west of Port Hueneme. Platform Grace has been installed on OCS Tract P-0217. Initial

production will begin in 1980 and is expected to peak in 1982 at 13,000 barrels of oil per day, and 13 million cubic feet per day of natural gas. Full development of the Santa Clara Unit's northern field will require a total of three platforms. If development of the southern field is proven commercially feasible, two additional platforms will be required as well as the possibility of new onshore processing facilities.

V. Other Facilities

A. Refineries

There are two operating refineries and one inactive refinery in the County. None are located within the coastal zone, but all are important to coastal zone planning. One, the Oxnard Refinery, is in the Central Coast.

The small Oxnard refinery is adjacent to Fifth Street in an unincorporated area, just east of the city of Oxnard. Feed stock for the refinery comes primarily from the Oxnard and West Montalvo fields. It has a capacity of approximately 2,500 B/D with an existing throughput of approximately 1,500 B/D.

B. Permanent Service Base

The Port of Hueneme is ideally suited to serve as the site for permanent service base for oil development in the Santa Barbara Channel. However, the Port does not have sufficient land or adequate berthing to meet all projected harbor needs (see "Coastal Energy Plan Study for the city of Port Hueneme and the Oxnard Harbor District", December 1979). The Port is negotiating with the Navy in an attempt to obtain land for sufficient expansion.

C. Marine Terminals and Storage Tanks

A marine terminal operated by Union Oil is located on land just south of the Ventura Marina. The property is now annexed to the city of San Buenaventura. The terminal has a crude oil storage capacity of 285,010 barrels, and is connected to an offshore monobuoy by a 4,300 foot long, 20 inch pipeline. That pipeline has a capacity of 1,430 barrels per minute. Chevron operates a transit storage tank site adjoining the Union Marine Terminal on the south.

D. Oil Field Waste Disposal Sites

This type of use is termed a "soil amendment activity" in the County's zoning code, and is allowed in several zoning categories including open space by Conditional Use Permit.

There are two sites in the Central Coast that handle oil field wastes located at the northeast corner of Fifth Street and Harbor Blvd. In 1979, the two sites merged under one operator, JNJ Oil Field Service, Inc. The landowner remains R. H. McGrath Farms. The two CUP's covering the sites expired on January 2, 1980, however an application for renewal of both sites under one CUP was submitted in late 1979.

At the present time, an EIR is being prepared to assess the impacts of the use, and the decision to approve or deny the renewal request will be made by the Planning Commission. Initial contact has been made with Coastal Commission staff, and further involvement is expected as the request continues to be processed.

Objective

To allow the continued exploration and production of oil and gas on most of the Central Coast sub-area while meeting Coastal Act and County objectives, and maintaining environmental quality.

Policies

1. All land between Harbor Boulevard and the shoreline; or land designated "Residential," "Recreational," or shown as "environmentally sensitive habitat" will be considered as unacceptable for energy and industrial facilities of any kind, except oil and gas pipelines.
2. Within the land area between Harbor Boulevard and the landward coastal zone boundary oil drilling and directly related facilities will be permitted by Conditional Use Permit consistent with Section 30260 of the Act. No new major facilities, which require a manufacturing (M) zone will be permitted unless located in an area designated "Industrial".
3. All surface activities not regulated by the Division of Oil and Gas related to the development of onshore oil and gas resources in the coastal zone be considered to be projects that require a Conditional Use Permit (CUP) and a Coastal Development Permit. Both permits will be issued simultaneously through one CUP process. See Appendix 6 for a list of standard conditions now applied to new CUP requests for oil activities. Additional conditions may be required depending on the specific request and location.
4. A Development Plan shall accompany the application for a CUP for those activities stated in Policy 3, and shall include:
 - a. the location of drilling and/or production sites, storage tanks, pipelines and access roads.

- b. plans for the consolidation, to the maximum extent feasible, of drilling and/or production facilities, as well as accessory facilities.
 - c. a phasing plan for the staging of development which indicates the approximate anticipated timetable for project installation, completion and decommissioning.
 - d. a plan for eliminating or substantially mitigating adverse impacts on habitat areas, prime agricultural lands, recreational areas, scenic resources and archaeological sites due to siting, construction, or operation of facilities.
 - e. grading plans for all facilities requiring the movement of greater than 50 cubic yards of dirt.
 - f. a description of means by which all oil and gas will be transported off-site to a marketing point.
 - g. a description of the procedures for the transport and disposal of all solid and liquid wastes.
 - h. oil spill prevention and control measures.
 - i. fire prevention procedures.
 - j. emission control equipment.
 - k. procedures for the abandonment and restoration of the site.
 - l. compliance with any other requirement of the Ventura County Ordinance Code related to oil and gas development.
5. All energy and industrial facilities in the Plan shall be so sited and designed to eliminate or reduce, to the maximum extent feasible, impacts to biological, geological, archaeological, agricultural, visual and recreational resources.
 6. All future offshore oil and gas production from the Hueneme or Santa Clara Units in the Santa Barbara Channel will utilize existing facilities whenever economically and technically feasible.
 7. Transshipment of crude oil thorough an onshore pipeline for refining shall be a condition of approval for expansion of existing processing facilities or construcion of new facilities.
 8. When feasible, pipelines shall be routed to avoid important coastal resources, including recreation, sensitive habitats and archaeological areas. Unavoidable routing through recreation, habitat, or archaeological areas, or other areas of a significant coastal resource value, shall be done in a manner that minimizes

the impacts of a spill, should it occur, by considering spill volumes, durations, and projected path. Where new liquid pipeline segments pass through sensitive resource areas, recreation areas or archaeological areas, the segment shall be isolated, in the case of a break, by automatic shutoff valves.

9. The County may determine whether spacing of automatic shutoff valves at intervals less than the maximum set by the Department of Transportation is required to protect sensitive coastal resources.
10. In sensitive resource areas the extent of construction and ground surface disturbance shall be reduced to a minimum by restricting construction activities and equipment within narrow, limited and staked work corridors and storage areas.
11. Except for pipelines exempted from coastal development permits under Section 30610 of the Coastal Act as defined by the State Coastal Commission's Interpretive guidelines, a survey shall be conducted along the route of any pipeline in the coastal zone to determine what, if any, coastal resources may be impacted by construction and operation of a pipeline. The costs of this survey shall be borne by the applicant. This survey may be conducted as part of environmental review if an EIR or CND (Conditional Negative Declaration) is required for a particular project.
12. Geologic investigations shall be performed by a qualified geologist or engineering geologist where a proposed petroleum pipeline route crosses potential faulting zones, seismically active areas, or moderately high to high risk landslide areas. This report should investigate the potential risk and recommend such mitigation measures as pipeline route changes and/or engineering measures to help assure the integrity of the pipeline and minimize erosion, geologic instability, and substantial alterations of the natural topography. New pipeline corridors should be consolidated with existing pipeline or electrical transmission corridors where feasible unless there are overriding technical constraints or significant social, aesthetic, environmental, or economic concerns.
13. Upon completion of pipeline construction the site shall be restored to the approximate previous grade and condition. All excavated materials shall be replaced in reverse order with topsoil replaced at grade level and compacted if necessary. All sites previously covered with native vegetation shall be reseeded with the same or recovered with the previously removed vegetative materials and shall include other measures as deemed necessary to prevent erosion until the vegetation can become established.
14. All offshore to onshore pipelines should be located at existing pipeline landfall sites where feasible, and should be buried from

a point offshore commencing where wave action first causes significant bottom disturbance. In addition, landfall sites are prohibited from areas designated as "Residential" or shown as "environmentally sensitive habitat."

15. All future requirements for onshore facilities in handling offshore crude oil and production should be conditioned to require utilization of an onshore pipeline rather than marine tankers to transport crude oil to Los Angeles for refining, if technically and economically feasible.
16. As land becomes available, permanent service bases should be encouraged to locate at the Port of Hueneme where similar uses are located and adequate harbor facilities are available.
17. Should Union's crude oil pipeline need to be enlarged in the future, or a new pipeline installed, the route should follow the existing pipeline corridor.
18. The adopted Ventura County Air Quality Management Plan is to be used as a criterion in determining the consistency of federal actions on the Outer Continental Shelf with the adopted LCP.
19. Transmission line rights-of-way shall be routed to minimize impacts on the viewshed in the coastal zone, especially in scenic rural areas, and to avoid locations which are on or near habitat, recreational, or archaeological resources, whenever feasible. Scarring, grading, or other vegetative removal shall be repaired, and the affected areas revegetated with plants similar to those in the area to the extent safety and economic considerations allow.
20. In important scenic areas, where above-ground transmission line placement would unavoidably affect views, undergrounding shall be required where it is technically and economically feasible unless it can be shown that other alternatives are less environmentally damaging. When above-ground facilities are necessary, design and color of the support towers shall be compatible with the surroundings to the extent safety and economic considerations allow.

PUBLIC WORKS

The Central Coast is the most urbanized portion of Ventura County's coastal zone. Hollywood Beach, Silver Strand Beach and Hollywood-by-the-Sea are the only residentially developed, unincorporated areas, zoned "R-H-B" (Residential Beach Harbor, 1750 Square Foot Minimum). Several small neighborhood serving commercial and neighborhood-planned developments are located within these areas, along with the Hollywood Beach Elementary School.

No major public service capacity problems have been identified for the unincorporated areas of the Central Coast. Build-out in Hollywood Beach/Silver Strand/ Hollywood-by-the-Sea will not impact local water supplies. All their water is drawn from the lower aquifer, while agricultural users obtain water from privately-owned wells. The Preble, Olivas and McGrath agricultural lands are outside the seawater-intruded area, and will not be affected by the well-drilling moratorium. However, agricultural lands in the rest of the Central Coast coastal zone are subject to seawater intrusion. Adopted policies and ordinances developed under the "208" Countywide Planning Process will also be applied toward a solution to the problem.

Sewer service allocations for Silver Strand and Hollywood Beach are sufficient to handle all sewage generated from residential buildout in the area.

Traffic congestion on Harbor Boulevard will be alleviated when Victoria is completed between Gonzales Road and Silver Strand community. Silver Strand and Hollywood Beach will continue to be severely impacted by traffic, especially in the summer months. The completion of Victoria Avenue and out-of-area visitation will compound traffic congestion.

There is a public parking lot both ends of Silver Strand Beach. According to Ventura County Property Administration Agency, ways are being explored to improve the Channel Islands southern jetty for pedestrian use if funding can be obtained.

During heavy winter storms there is a problem with wave run-up and ponding in residential areas.

Objective

To maintain current service levels to existing developments.

Policies

1. New or expanded public works facilities (including roads, flood control measures, water and sanitation) will be designed to serve the potential population of the unincorporated and incorporated areas within LCP boundaries, and designed to eliminate impacts on agriculture, open space lands, and environmentally sensitive habitats.
2. New service extensions required beyond the stable urban boundary will be designed to mitigate any effects on agricultural viability.
3. In working toward solutions to circulation problems in the unincorporated beach communities of Hollywood Beach, Hollywood-by-the-Sea and Silver Strand Beach, the county of Ventura should initiate a renewed effort to coordinate with citizens and responsible agencies. Pedestrian walkways and bicycle paths should be considered as part of the solution.
4. Public transportation into Hollywood Beach, Silver Strand, and Hollywood-by-the-Sea will be provided according to needs identified in the data collected by South Coast Area Transit (SCAT).
5. The Public Works Agency will explore the feasibility of a "traffic roundabout" at the southern base of Victoria Avenue in front of the Coast Guard station to help alleviate traffic pressures on the Silver Strand community. This should be done in cooperation with any other affected agency, such as the city of Oxnard.

LOCATING AND PLANNING NEW DEVELOPMENT

I. Residential

Existing residential development in the Central Coast sub-area is confined to Hollywood Beach, Silver Strand Beach and Hollywood-by-the-Sea. These areas have recently been in-filling rapidly. As the only segments of unincorporated land on which urban development is allowed, they will continue to in-fill.

The section of Ventura County's General Plan covering Hollywood Beach, Silver Strand and Hollywood-by-the-Sea, is called the "Oxnard Beach Development Plan", adopted in 1969. The plan allows build-out to the prevailing base zoning, mainly R-B-H (Residential-Beach-Harbor), and C-1 (Neighborhood Commercial). Some of the property zoned commercial has been converted to residential and homes have been built. The land use patterns suggested in the Oxnard Beach Development Plan have been followed closely since 1969, and no major changes have been necessary to the Plan. Because of the size of the existing lots, and the fact that these areas are now predominantly built up, the land use pattern of the Beach Development Plan should be used as a guide for the LCP.

Annexation of these residential areas to the cities of Port Hueneme and/or Oxnard is now being studied by LAFCO and those cities.

II. Commercial

The existing neighborhood commercial uses in the Hollywood Beach and Silver Strand Beach and Hollywood-by-the-Sea areas, coupled with the major commercial uses nearby in the cities of Port Hueneme and Oxnard, are sufficient to serve the area and any visitors entering the area.

There are extensive visitor-serving commercial uses, such as restaurants and motels, located in the Channel Islands Harbor. With the construction of the restaurant on Peninsula Road just south of Channel Islands Boulevard, and completion of development of the XY parcel, no available land of sufficient size and reasonable location will remain for commercial uses.

III. Industrial

Other than the energy facilities previously mentioned, there are no industrial developments in the unincorporated areas of the Central Coast. Only two sites are suitable for further industrial development. One, a 3.5 acre parcel (A.P. No. 207-26-10) is located immediately west of the Oxnard Sewage Treatment Plant, and owned by the city of Oxnard. Portions of the "J" Street Drain and the Hueneme Drain run through, or adjacent to, the parcel. The other is a 22.6 acre parcel (A.P. No. 231-012-38) located east of Perkins Road in the Ormond Beach area. There is rail service to the parcel and adjacent industrial uses to the west. This parcel is now zoned M-3.

Objective

To allow build-out of existing urbanized areas to continue, consistent with the County's General Plan, regional goals within the AQMP and "208" Plan.

Policies

1. The areas of Hollywood Beach, Silver Strand Beach and Hollywood-by-the-Sea will be the only areas where high density residential development will be allowed in the Central Coast.
2. For purpose of interpreting and implementing the "Guidelines for Orderly Development", commercial facilities will be considered "urban" uses, and will only be permitted in areas designated "Urban" on the County's Open Space Element, and "commercial" on the LCP.
3. The 3.5 acre parcel (AP 207-26-10) designated "Industrial" should be reserved for expansion of the city of Oxnard's sewage treatment plant or other industrial use the city feels is appropriate. Annexation of this parcel must take place prior to any development.
4. The 22.6 acre parcel (A.P. 231-012-38) designated "Industrial" must be annexed to the City of Oxnard prior to any development.
5. No structures for human habitation will be allowed within those hazardous areas shown in Figure 24.

POTENTIAL CONFLICTS

Conflicts could arise between unincorporated county lands presently in agriculture and potential development plans of adjacent cities. Section 30241 of the Coastal Act states that 1) the maximum amount of prime agricultural land shall be maintained in agricultural production; 2) stable boundaries separating urban and rural areas shall be established; and 3) that clearly defined buffer areas to minimize conflicts between agriculture and urban uses shall be defined.

I. San Buenaventura Spheres of Interest

Within the San Buenaventura Sphere of Interest and within the coastal zone are two unincorporated agricultural subareas. Conflicts between agriculture and development could occur in these areas.

- A. Preble Agricultural Lands: The Preble agricultural lands include 62 acres of row and truck crops, immediately north of the 101 freeway and bounded on the west and north by the corporate limits of the city of San Buenaventura. All parcels contain prime soils. Land uses immediately adjacent to this area include: the Southern Pacific Railroad and mixed urban development to the north, the 101 Freeway to the east and south, and a citrus packing plant to the west.

The location of the Preble area may be critical to the designation of stable urban boundaries because it is immediately adjacent to urbanized lands within the city of San Buenaventura.

Local plans and policies reflect development pressures from the proximity of urban development. The area is currently designated "Urban" on the County's Open Space Element and zoned "R-E" (Rural Exclusive, 20,000 square foot minimum lot size). The recently adopted "208" Plan includes the area within the 1977 "Urban Growth" phasing boundary. The city of San Buenaventura's Land Use Element designates the site for "Planned Mixed Development". The area is designated a Phase I (first priority development). It is within the city of San Buenaventura's Sanitation District, and water is available and water pressure adequate. Urban services appear to be readily available. However, development may be restricted by the lack of adequate access to the site. Although it is adjacent to the

freeway, access to the area is currently limited to a narrow road off of Seaward Avenue. The Southern Pacific railroad tracks, located along the northern perimeter of the site, pose additional access problems.

Two logical urban boundaries exist in the Preble area: 1) the Southern Pacific Railroad tracks on the northern perimeter of the site and 2) U.S. Highway 101 at the southern perimeter of the site. The City and County concur that the stable urban-rural boundary will be the Southern Pacific Railroad right-of-way between the agricultural and urban lands.

B. Olivas Lands

Immediately south of the Preble property are the Olivas agricultural lands. Highway 101 separates the two segments of land. Prior to construction of the freeway, parcels in these two areas formed a continuous stretch of prime agricultural land. The Olivas land includes 355 acres of row and truck crops. Approximately 120 acres of this area are in agricultural preserve.

Land uses adjacent to the sub-area include the 101 Freeway and agricultural activities on the north and east, the Olivas Golf Course on the South, and Harbor Boulevard, the Ventura Marina and the Pierpont/Keys residential development to the west.

The County Open Space Element designates this area as "Open Space" (10 - 40 acre minimum lot size). The "208" Plan designates the area for development until after 1990. The city of San Buenaventura General Plan designates it for "Agriculture" through 1990. Unlike the Preble area, services are not readily available to the Olivas lands. They are not included in the city's sanitation district because of problems with water pressure. Existing plans and policies support maintenance of agriculture in this area, in conformance with the Coastal Act.

II. Oxnard Sphere of Interest

The Santa Clara River serves as the boundary between the Oxnard and San Buenaventura Spheres of Interest. Within the Oxnard Sphere of Interest the potential conflict areas include the oil waste disposal facility, the Edison Canal, and a portion of the agricultural land in the Ormond Beach area.

- A. Oil Waste Disposal Facility: Located on the northeast corner of Fifth Street and Harbor Boulevard is a 67 acre parcel zoned "O-S-40Ac" and formerly used as a dumpsite for oilfield wastes. Conflicts arose between the disposal facility and the residents of the area (in the mobile home park on the southwest corner of Fifth Street and Harbor Boulevard in the jurisdiction of the city of Oxnard). The oil waste facility was compatible with related oil field development in the area (West Montalvo Oil Field) but incompatible with the recently developed residential area to the south.

The property is designated "Open Space" in the County General Plan, and the waste disposal use is allowed by Conditional Use Permit.

- B. Edison Canal: The Edison Canal traverses the coastal zone from Channel Islands Harbor northward to the Southern California Edison Generating Plant at Mandalay Beach. The canal flows through both unincorporated and city of Oxnard lands. Both recreational and residential development has been proposed along the canal. Conflicts could occur between the different land uses proposed in the Edison Canal Land Use Study and Southern California Edison Company, owner of the canal and its right-of-way.
- C. Ormond Beach Agricultural Areas: There is one area of unincorporated land within the coastal zone in the vicinity of Ormond Beach north of McWane Boulevard between Perkins Road and Arcturas Avenue, where land use conflicts exist between Oxnard and the County over the degree of development to be allowed on the parcels and those adjacent to them.

The area is approximately 49 acres in size and contains non-irrigated prime soils, but is zoned M-3. Some of the property is within a coastal saltwater marsh, and is totally submerged during wet periods. The Oxnard General Plan shown this area as "Industrial", Phase 1A development.

AREA SUMMARY

The South Coast encompasses about 18,600 acres of some of the most striking and diverse coastal terrain in the County. Included along its 13.1 mile length (only 8 miles are under State or local jurisdiction) are Mugu Lagoon and surrounding coastal marshes, and approximately seven miles of the coastal Santa Monica Mountains. The subarea's northern boundary is the Point Mugu Pacific Missile Test Center, with the Los Angeles County line as the sub-area's southern endpoint.

Most of the federally-owned land in the County coastal zone is located in the South Coast; however, it is excluded from Coastal Commission or County jurisdiction. The U.S. Navy Pacific Missile Test Center at Point Mugu is adjacent to Oxnard at Arnold Road. Mugu Lagoon, one of the largest and most important estuaries and tidal marshes in California, is within base boundaries.

A small community area is located immediately north of the Ventura - Los Angeles County line along a narrow coastal terrace. The area is designated "Community" in the Open Space Element, allowing it to be developed to prevailing zoning.

A significant portion of the Santa Monica Mountains are within Ventura County's coastal zone, which extends up to five miles inland in this sub-area. While much of the area is undeveloped, there are two segments that are developed: one at Deals Flat, and another along branches of the Deals Flat access road. The latter development includes one to five acre ranchettes. Increased density in the area is now controlled by the Open Space Plan, which only allows one dwelling unit per minimum of 10 acres.

The Santa Monicas are becoming significant for their recreation potential. Point Mugu State Park, about 7,400 acres of which are in the coastal zone, is the South Coast's major recreation and preserve area. The park stretches from the sandy beach to the inland mountains. A portion of Leo Carrillo Beach extends into Ventura County near the Malibu Bay Club. The California Department of Parks and Recreation has acquired an additional 12.5 acres of beach between Yerba Buena Road and Whaler's Village. Both Leo Carrillo and Point Mugu are included in the potential Point Mugu State Seashore (Resources Code Section 5001.6).

Another federal facility will be located in the South Coast: the National Park Service is in the process of consolidating Santa Monica Mountains National Recreation Area. Land acquisition is in its incipient stages; however, the coastal property between Point Mugu State Park and Leo Carrillo State Beach Park has been identified for priority acquisition. Several other South Coastal properties are slated for probable fee or less than fee acquisition, or some other recreational arrangement.

Private youth camps, totaling 1,788 acres, are located near Yerba Buena Road and Little Sycamore Canyon.

Ventura County
Coastal Land Use Plan

THE SOUTH COAST

ENVIRONMENTALLY SENSITIVE HABITATS

A. Coastal Dunes

La Jolla Beach, 40 acres of sandy beach and dunes with a prominent climbing, wind-formed dune, is part of Point Mugu State Park. While public ownership provides some protection of this dune area, its access and use should be reviewed by the State. The "Resource Management Plan for Point Mugu State Park" points out that the hillside dune needs protection from off-road vehicle use, and suggests that the area be included in the La Jolla Valley Nature Preserve. While the County does not have jurisdiction over these dunes, it is nevertheless concerned with their preservation (Figure 27).

The quality of dune habitats may be preserved by measures such as restricted vehicular access, clearly defined pathways, revegetation with native plants, interpretive centers and public education.

Objective

To encourage the State to adequately control access to the sand dunes and protect them against degradation.

Policies

1. The County encourages State Parks to control those activities that lead to dune degradation, including use of off-road vehicles, or dumping.

B. Tidepools

Tidepools are located near Point Mugu Rock, and between Big Sycamore Canyon and Deer Creek Canyon. Although not actually within the County's jurisdiction, it is significant to note that the offshore area between Laguna Point and Point Dume in Los Angeles County has been designated an "Area of Special Biological Significance" by the Regional Water Quality Control Board (see Public Works section), and that nearshore, intertidal and terrestrial coastal areas are ecologically closely interrelated.

COASTAL PLAN

FIGURE 27

Objective

To support the State in the protection of the tidepools.

Policies

1. The State should include interpretive programs regarding coastal ecology in any future development of recreational facilities.
2. Wastewater effluent and solid waste at public sites along the South Coast are to be properly disposed of.
3. Ventura County Environmental Health Department and the Ventura Regional County Sanitation District coordinate with the State to find acceptable alternatives for wastewater effluent disposal on the South Coast.
4. Shoreline protection structures such as revetments, seawalls, groins, or breakwaters, are allowed when they are necessary to protect existing developments, coastal dependent land uses and public beaches. Any structures built under these conditions that affect tidepools will incorporate mitigation measures that reduce intertidal or nearshore habitat loss as feasible.
5. An applicant for any new coastal project, including shoreline protective devices, will demonstrate that their proposal will not cause long-term adverse impact on the beach or intertidal areas. Impacts include, but are not limited to, destruction of the rocky substrate, smothering of organisms, contamination from improperly treated wastewater and findings to be made will include, but not be limited to, proper wastewater disposal.
6. The statewide 'Guidelines for wetlands and other environmentally sensitive wet habitats' will be used in analyzing any projects with the potential to impact tidepools.

C. Creek Corridors

Major creek corridors on the South Coast include Calleguas Creek, La Jolla Canyon, Big Sycamore Canyon, Serrano Canyon, Deer Creek Canyon and Little Sycamore Canyon (Figure 27).

Calleguas Creek watershed includes over 343 square miles of land and empties into the ocean via Mugu Lagoon south of Point Mugu Naval Station, north of the Santa Monica Mountains. The flood plain and agricultural lands along the creek are subject to extreme flooding during heavy rains.

The riparian corridors in the Santa Monica Mountains (Big Sycamore, Serrano, Deer Creek, and Little Sycamore) are important watershed areas. Maintenance of their compliment of native vegetation will help diffuse floods and run-off, minimize soil erosion, and diminish sedimentation.

Existing County procedures and ordinances are not adequate to protect environmentally sensitive habitats to the extent required by the Coastal Act. Consequently, an overlay designation will be developed as part of the Open Space zone with additional requirements for the protection of such habitats. This overlay will cover areas designated in the Plan as "environmentally sensitive habitats" and buffer areas where necessary. Permitted uses within such habitats will be limited to those consistent with the Coastal Act. Examples of such uses include nature study, habitat enhancement and restoration, and other uses dependent on habitat values. Also, uses allowed in buffer areas will be more limited than those allowed in the "O-S" zone, and feasible mitigation measures will be required consistent with Sections 30230 and 30231 of the Act.

Objective

To maintain creek corridors in as natural a state as possible while still accommodating needs for public health and safety.

Policies

1. Stream or creek corridors are considered to be watercourses, either perennial or intermittent, as shown on USGS quadrangle maps, as measured between the high water mark, or the break in each bank.
2. All projects on land either in a stream or creek corridor or within 100 feet of such corridor, shall be sited and designed to prevent impacts which would significantly degrade riparian habitats, and shall be compatible with the continuance of such habitats.
3. Substantial alterations (channelizations, dams, etc.) to river, stream, or creek corridors are limited to:
 - a. necessary water supply projects;
 - b. flood control projects where no other method for protecting existing structures in the flood plain is feasible, and where such protection is necessary for public safety or to protect existing development; or
 - c. developments where the primary function is the improvement of fish and wildlife habitat.
4. Projects allowed per the above policies will incorporate the best mitigation measures feasible.

5. The Coastal Commissions adopted "Statewide interpretive guidelines for wetlands and other environmentally sensitive habitats" will be used when evaluating new projects in creek corridors.
6. The County supports the policies found in the Santa Monica Mountains Comprehensive Plan and has adopted a resolution agreeing to incorporate that Plan when analyzing any development request in the Mountains. In addition, the County will routinely submit development proposals to the NRA for review.

D. Santa Monica Mountains

The Santa Monica Mountains contain some of the most significant inland habitats in the County's coastal zone. Many creeks and streams with their riparian corridors, coastal dunes, and rare native bunchgrass and giant coreopsis can be found in the Mountains. In addition, grasslands, chaparral, and oak woodlands are found.

Some of these sensitive habitats are mapped, but others occur in several small areas throughout the Mountains making them impractical to accurately map.

Objective

To preserve and protect the upland habitats of the Santa Monica Mountains.

Policies

1. New development, including all private and public recreational uses, shall preserve all unique native vegetation, such as giant coreopsis and Dudley's Cymosa Var. Marascens.
2. The County shall update its inventory of upland habitats, wildlife travel networks, nesting sites, and appropriate buffer areas as part of the Implementation Phase of the LCP. This update may use existing information and shall involve consultation with appropriate environmentalists, scientists and government agencies dealing with the Santa Monica Mountains as a whole. A map focusing on sensitive environmental habitats and their buffers shall be prepared and included in the LCP and shall be continually updated as additional information becomes available. Environmentally sensitive habitats shall conform to the definition in the Act, PRC Section 30107.5.
3. All new upland development shall be sited and designed to avoid adverse impacts on sensitive environmental habitats.
 - In cases where sensitive environmental habitats are located on a project site where the impacts of development are mitigated consistent with the Plan, the County shall assure that all habitat areas are permanently maintained in open space through an easement or other appropriate means.

- When such impacts of development would be unavoidable, the County shall ascertain within the specified project review period whether any public agency or non-profit organization, including the National Park Service, Coastal Conservancy, the Santa Monica Mountains Conservancy, State Department of Parks and Recreation, County Parks Department, and Trust for Public Lands, is planning or contemplating acquisition of any portion of the subject property to preserve it in open space. The permit may not be approved if such agency or organization has been specifically authorized to acquire any portion of the property which would be affected by the proposed development, and funds for the acquisition are available or could reasonably be expected to be available within one year of the date of application for the permit. If the permit has been denied for such reasons and the property has not been acquired by such agency or organization within a reasonable time, a permit may not be denied again on the same ground.
4. Where possible for subdivisions and undeveloped contiguous lots construction and/or improvements of driveways/accessways which would increase access to the subject area or adjacent areas shall be permitted only when it has been determined that environmental resources in the area will not be adversely impacted by the increased access. Grading cuts shall be minimized by combining the accessways of adjacent property owners to a single road where possible. The intent is to reduce the number of direct ingress-egress points off public routes and to reduce grading. At stream crossings driveway access for nearby residences shall be combined. Hillside roads and driveways shall be as narrow as feasible and follow natural contours.
 5. Development dependent upon a water well shall be approved only if such well would not either individually or cumulatively cause adverse impact on affected riparian areas or other coastal resources. This policy shall be implemented as data becomes available through the County CEQA process and other review procedures.
 6. All proposals for land divisions in the Santa Monica Mountains shall be evaluated to assure that any future development will be consistent with the development policies contained in this plan. Where potential development cannot occur consistent with the development policies contained in this plan the request for division shall be denied. Environmental assessments shall accompany tentative map applications and shall evaluate the ecological resources within and adjacent to the site and the consistency of the proposed division and development with the standards of the LCP.
- All applications shall identify future building envelopes and shall be identified on the final map. Building Envelope is defined as:

"The one area of a proposed parcel which shall contain all structures, including but not limited to: the primary residential structure, guest houses, barns, garages, swimming pools, and storage sheds. Specifically excluded are fences and walls which may be placed along property lines."

- All identified environmentally sensitive habitat areas and/or slopes over 30% shall be permanently maintained in their natural state through an easement or other appropriate means and shall be recorded on the final tract or parcel map or on a grant deed as a deed restriction submitted with the final map. Development shall not be permitted in areas over 30% slope.
- All offers-to-dedicate trail easements consistent with Condition 8 (pg. 139) shall be recorded on the final map. Trail easements established by deed restriction shall be recorded on the deed no later than final map recordation.

Scenic and Visual Qualities:

7. New development shall be sited and designed to protect public views to and from the shoreline and public recreational areas. Where feasible, development on sloped terrain shall be set below road grade.
8. Development shall not be sited on ridgelines or hilltops when alternative sites on the parcel are available and shall not be sited on the crest of major ridgelines.
9. Except within the existing urban enclave (Solimar community), all development proposals located within 1000 feet of publicly owned park lands shall be sited and designed to mitigate potential adverse visual impacts upon park lands. Appropriate mitigation measures include additional landscaping, use of natural materials, low building profile, earth tone colors, and the like. Development shall not be sited within 500 feet of a park boundary unless no alternative siting on the property is possible consistent with the policies of the Plan.

E. Mugu Lagoon and San Nicholas Island

Although completely on federal land and thus not in the coastal zone, Mugu Lagoon deserves discussion in this Land Use Plan because of its important habitat values and its relationship biologically to intertidal and offshore waters, both State and Federal, and its related importance for commercial and sport fisheries.

Mugu Lagoon is the last Southern California estuary to remain in its approximate natural site. Numerous ecological research programs indicate its importance. A number of species found in the Lagoon

have been exterminated in other estuaries. The Lagoon serves as a nursery for offshore species. A variety of marine mammals feed and rest in the Lagoon.

Much of the credit for preservation of the Lagoon goes to the Navy. Protection of fish and wildlife is assured through, among other sources, the 1967 Fish and Wildlife Plan for Point Mugu and San Nicholas Island, jointly subscribed by the State and Federal governments. Although the Lagoon is within the Pacific Missile Test Center (PMTTC) and therefore on federal land, it is impacted by activities in the unincorporated, non-federal surrounding lands, particularly those along Calleguas Creek and Revlon Slough. A small portion of this tributary area is in the Coastal Zone where development activities will be reviewed for consistency with the policies of this Land Use Plan.

However, many upstream activities affecting Mugu Lagoon may involve Federal participation or Federal assistance, and these will be subject to Coastal Commission review for consistency with the California Coastal Management Program.

The Calleguas Creek watershed includes over 343 square miles, including the major urbanized areas of Simi Valley, Thousand Oaks, Moorpark and Camarillo, and as well, major agricultural lands in the Oxnard Plain. A portion (approximately 400-500 feet) within the Coastal zone of Calleguas Creek drains into the Lagoon. Rapid urbanization and increased agricultural irrigation has resulted in increased runoff and sedimentation in the Lagoon.

According to the State Department of Fish and Game and the U. S. Fish and Wildlife Service (June, 1976), sedimentation from Calleguas Creek may elevate the Mugu Lagoon wetland above the tidal prism (ocean tide flooding) and thereby change the water quality and environmental characteristics of the wetland. Urbanization in the upstream watershed increase runoff, both in total volume and in the magnitude of the peak flow. Further, conversion of native watershed to urban and agricultural land increases summer flows (low flows) to the proximity of Mugu Lagoon. Increased flows lead to potentially lowered salinity in the Lagoon, increased pollution and increased erosion in unprotected areas along the unimproved channel reaches which ultimately may deliver more sediments to the Lagoon. The result is damage to both flora and fauna in the Lagoon (California Department of Fish and Game, 1976).

An important concern regarding any alterations of Calleguas Creek is the impact on endangered species in the Lagoon area. According to the U. S. Fish and Wildlife Service (USFWS), the endangered light-footed clapper rail, Belding's savannah sparrow and California least tern utilize the Lagoon.

Some flood control improvements (such as those that decrease sedimentation) along Calleguas Creek may be necessary for the

maintenance or enhancement of the wetland. According to the Ventura County Flood Control District (Ventura County Coastal Planning Study, Flood Control Planning, Surface and Groundwater Hydrology, 1972) without improvements to reduce sedimentation and to maintain an optimum exchange of tidal and fresh waters, the Mugu wetland may ultimately cease to exist or become severely degraded as a wetland area.

Objective

To maintain Mugu Lagoon, including the main estuary and the entire wetland system within the PMT, in as natural a state as possible, to the extent consistent with national security needs.

Policies

1. Upstream development and activities subject to federal consistency review, including solid waste disposal, soil management practices, flood control, water reclamation, sewage treatment, use of pesticides and fertilizers, etc. should not impair the biological productivity of Mugu Lagoon nor its value for scientific and educational purposes, nor the offshore fisheries with which it is linked.
2. Flood control projects should avoid intrusion into Mugu Lagoon, be sited and designed to prevent degradation of the wetland, and incorporate feasible mitigation measures. Channelization, dams, and other river or stream alterations should be limited to necessary water supply projects, flood control projects necessary for public safety, and projects necessary to protect and enhance wetlands habitats and to reduce sedimentation in Mugu Lagoon.
3. Projects which adversely impact habitat should include mitigation measures such as timing of the project to avoid disruption of breeding and/or nesting of birds and fishes, minimal removal of native vegetation, reclamation or enhancement programs.
4. Dredging, diking or filling of Mugu Lagoon should be limited to restoration and nature-study purposes or projects required for national security. Any fill or degradation of wetlands should be accompanied, where feasible, by creation or enhancement of equivalent wetlands area.
5. The County supports the work already done, and any future plans the Navy may propose to maintain and enhance the productivity of the Mugu Lagoon consistent with the LCP.
6. The County supports continued and future reliance on joint Federal-State plans such as the 1967 Fish and Wildlife Management Plan for Point Mugu and San Nicholas Island. Marine mammal populations should be protected or, in the case of sea otters, re-established where feasible consistent with national security needs.

ARCHAEOLOGICAL AND PALEONTOLOGICAL RESOURCES

A. Archaeology

The entire Ventura County coast is archaeologically and culturally significant to a variety of groups. Earlier, it was the site of one and the densest Native American populations in North America. On the South Coast, particularly in the Santa Monica Mountains, archaeological sites are abundant.

Recent research indicates that knowledge of the distribution and location of earlier human habitation sites will add yet another dimension to our understanding of climatic and environmental cycles (Euler et al. 1979).

The County's Public Works Agency review all major development applications for archaeological resources. Specific sites, however, are not named to avert disturbance or destruction.

Objective

To recognize archaeological sites in the County's coastal zone as significant to an understanding of human and environmental history, and to protect South Coast archaeological sites from destruction to the maximum extent feasible.

Policies

1. Based upon the location of a proposed project, Public Works may require the following work as a permit condition:
 - a. High sensitivity area: Field survey and test pits required.
 - b. Medium to high sensitivity area: Field survey required.
 - c. Moderate to negligible: No field work necessary.

For projects in an area (a) or (b), the applicant will have a qualified archaeologist assess the development impacts and cultural significance of the site. As may be appropriate, the Northridge Archaeological Research Center at Cal State Northridge should be contacted for a Native American approved Monitor to observe and aid the work during excavation of auger holes, test pits, trenches or exposures (Appendix 2).

2. Human burials should not be removed from the ground without specific authorization, and under the direction of Native American Monitors or Native American approved archaeologists.
3. Where significant archaeological resources have been identified on a site, a qualified archaeologist will be present, at the applicant's expense, during all excavating, grading and other earth-moving activities.
4. Location of all coastal zone archaeological sites will be kept confidential to avert disturbance or destruction.
5. Archaeological, historical, and ethnobotanical interpretation of native peoples in Ventura County should be incorporated into existing and future interpretive programs at public recreation areas.
6. Credentials of the qualified archaeologist who performs the applicant's study will be presented with the rest of the information required.
7. Where new development would adversely impact archaeological resources, reasonable mitigation measures will be required. Such measures may involve covering the site, moving the structure(s) to another site on the parcel, or not constructing on the site, depending on the severity of the impacts and the significance of the resources.
8. If previously unknown resources are discovered after construction starts, all work shall cease and the Public Works Agency shall be notified. After review of the site by the Agency, or other qualified personnel, additional reasonable mitigation measures may be required.

B. Paleontology

The geological and biological history of the Ventura County coast is significant. The coastal zone contains areas of marine fossils that are among the best in Southern California (B. Welton, pers. comm.). Records in the Los Angeles County Museum of Natural History show extensive fossil sites in Ventura County. The coastal zone has yielded many "type" specimens, which are used as the example specimens against which all other finds of the same animal are compared. Groups of fossils are currently being used by geologists to unravel patterns of seismic movement in the area (J. Valentine, pers. comm.).

Unlike archaeological sites, paleontological sites are not necessarily destroyed by grading and construction. In fact, grading will often expose additional rock layers and increase the potential for new finds.

Objective

To recognize the current and potential significance of coastal fossils to geological and biological knowledge of the County, as well as popular interest in fossils, and to preserve significant paleontological sites to the fullest extent possible and steps taken to preserve the information a site may yield.

Policies

1. Based upon the location of a proposed project on the Paleontological Sensitivity Map, prepared by the Los Angeles County Museum of Natural History, paleontological resources will be a consideration in the environmental review process.
2. Significant fossil discoveries on a site will be reported to the Los Angeles County Museum of Natural History or to appropriate scientists to ensure preservation of the information they may yield.
3. Consider adopting guidelines similar to those developed by the Los Angeles County Museum of Natural History for the city of Los Angeles as paleontology becomes part of the environmental review process (Appendix 3).
4. Fossil discoveries should also be reported to the County Cultural Heritage Board to ensure maintenance of the information in Ventura County.
5. Where new development would adversely impact paleontological resources, reasonable mitigation measures will be required. Such measures may involve covering the site, moving the structure(s) to another site on the parcel, or not constructing on the site, depending on the severity of the impacts and the significance of the resources.
6. If previously unknown resources are discovered after construction starts, all work shall cease and the Public Works Agency shall be notified. After review of the site by the Agency, or other qualified personnel, additional reasonable mitigation measures may be required.

RECREATION AND ACCESS

A. Recreation

Recreation on the South Coast is available in several areas, many of which have state, as well as national, significance (Figure 28).

Point Mugu State Park, encompassing over 15,200 acres with 19,224 feet of beach front, offers camping, backpacking, day hiking, picnicking, nature study and beach use. Current overnight campsites total 164, parking spaces 285, and there are 40 picnic tables. The Point Mugu State Park General Development Plan (CPR 1977) proposes expanding facilities to 416 campsites, 695 parking spaces, 3 bus spaces, 3 interpretive facilities, 125 picnic tables and equestrian facilities.

A portion of another State facility, Leo Carrillo Beach, is partially within Ventura County and partially within Los Angeles County. Two recent additions to the State facility, a 26-acre extension of Leo Carrillo and approximately six acres of Yerba Buena Beach, are undeveloped. Intense use of the area has led to sanitation and enforcement problems. A potential State Parks acquisition east of Highway 1 would include upstream portions of Little Sycamore Creek, identified as a riparian corridor in this Land Use Plan. The State proposes to develop the site for a 40 space parking lot, comfort stations and trails, all projects that could adversely affect stream processes.

Potential for additional State recreation facilities exists in the 14,000 linear feet of privately-owned beach frontage south of Point Mugu State Park near Deer Creek. The beach is popular and users may be part of the "turnaway" crowd from the State Park. Unsupervised parking and overnight camping may pose health and sanitation problems. No restrooms or sanitation facilities are currently provided.

Recreation in the Santa Monica Mountains has taken on national significance with the formation of the Santa Monica Mountains National Recreation Area. The rugged, unstable terrain of this geologically young range includes diverse habitats and a number of ecosystems in coastal zone boundaries. Chaparral and coastal sage dominate the landscape. Riparian and oak woodlands, with a wide range of native wildlife, are also present. Much of the watershed is still natural.



RECREATIONAL AREAS ON THE SOUTH COAST

COASTAL PLAN

county of ventura
resource management agency
planning division



FIGURE 28

The mountains are geologically and biologically closely related to the northern Channel Islands. While certain hazards, such as steep slopes, limited water, and fire danger preclude many kinds of access and recreation, the National Recreation Area will afford a variety of outdoor activities. Beach use and use of inland areas are closely related. The NRA is now in the early stages of land acquisition, and in the process of developing a general management plan.

Objective

In recognition of the scenic beauty, relatively undisturbed natural resources, popularity of recreation, as well as its greater out-of-area significance, to encourage the State and Federal governments in broadening recreational opportunities on the South Coast consistent with public health and safety, and the protection of private property rights.

Policies

Point Mugu State Park

1. The California Department of Parks and Recreation should continue with protection of the unique and sensitive natural resources in Point Mugu State Park as a major goal of management.
2. The California Department of Parks and Recreation should work closely with the County and the National Park Service as the Santa Monica Mountains National Recreation Area develops to be sure that, within environmental constraints, and consistent with long-range County goals, maximum public recreation and access are achieved and upland supporting areas are protected.

Leo Carrillo State Beach

3. As State Parks evolves its plans for these beach segments, care should be taken to conform to the California Coastal Act. Creek corridors, such as Little Sycamore Creek, should remain as natural as possible to maintain watershed, habitat, and upland recreation area.

Deer Creek Beach Frontage

4. The County support acquisition of the beach by the California Department of Parks and Recreation or the Santa Monica Mountains National Recreation Area.

Santa Monica Mountains National Recreation Area

5. To work closely with the National Park Service in the development of the National Recreation Area Management Plan to determine appropriate recreational uses for the Santa Monica Mountains.

6. The County supports the "Major Feeder Trail" connecting the Backbone Trail to the Pacific Coast between Yerba Buena and Deer Creek Roads as shown in the Santa Monica Mountains Comprehensive Plan.
7. The County shall incorporate the policies and accompanying maps, including the Trail Systems map found in the Santa Monica Mountains Comprehensive Plan as part of the LCP Land Use Plan.
8. Development shall neither preclude continued use of, or preempt the option of establishing inland recreational trails along identified routes, as indicated in the Santa Monica Mountain Comprehensive Plan, and the Coastal Slope Trail as proposed in the Santa Monica Mountains Draft Environmental Impact Statement and General Management Plan (September 1980), or along routes established by custom to destinations of public recreation significance. An offer-of-dedication or a deed restriction of a trail right-of-way, shall be required as a condition of approval on property crossed by such trail routes.
9. All new trail corridors shall be a minimum of twenty-five (25) feet in width with a larger corridor width for major feeder trails. The routing of trails shall be flexible in order to maintain an adequate buffer from adjacent development. Where feasible, development shall be sited sufficiently distanced from the trail so as not to interfere with the trail route.
10. Among other methods of acquiring trail easements as established by the Santa Monica Mountains Comprehensive Plan and other future proposals the following shall be considered:
 - a. Integrate trail easements with future capital improvement projects.
 - b. Provide incentives through contracts for lower taxes in exchange for allowing public trail rights or credits for required Quimby Act parkland dedication.
 - c. Allow for donations through gifts and acquisition of tax delinquent properties.
 - d. Acquire the trail routes through fee or less than fee acquisition.
11. To implement present and future trail route proposals, the County shall continue to coordinate with the State Department of Parks and Recreation, the Department of Interior National Recreation Area Staff, Los Angeles County, and trail activists from Los Angeles and Ventura County.

12. Before a permit for development of any shoreline or inland parcel is approved its suitability for public recreational use shall be evaluated within the specified project review period by the County in consultation with the State Department of Parks and Recreation and the National Park Service. If the County determines that the property may be suitable for such use, the County shall ascertain whether any public agency or non-profit organization, including the National Park Service, Santa Monica Mountains Conservancy, Coastal Conservancy, State Department of Parks and Recreation, County Parks Department, and Trust for Public Lands, is planning or contemplating acquisition of any part of the subject property, specifically authorized to acquire any portion of the property which would be affected by the proposed development, and funds for the acquisition are available or could reasonably be expected to be available within one year from the date of application for permit. If a permit has been denied for such reasons and the property has not been acquired by such agency or organization within a reasonable time, a permit may not be denied again on the same ground.
13. During the implementation phase of the Local Coastal Program, the County shall develop or revise ordinances to protect existing private recreational facilities located within the coastal zone. These ordinances shall also implement policy 12 above, and shall set forth specific standards to protect those parcels within the coastal zone which are physically suited for private visitor-serving land uses. During Phase III an overlay will be developed to the "Open Space" zone to protect existing parcels in private recreational uses.

B. Access

Most of the coastal recreation areas along this sub-area are accessible from California Highway 1. Some of the inland areas can be reached via mountain roads. Figure 29 is an inventory of access on the South Coast.

Constraints to public access are diverse. While Point Mugu State Park is easily reached from Highway 1, much of it is accessible only by moderate to strenuous hiking. Because of the park's high biological and scenic values, it may not be appropriate to augment access more than already planned by the California Department of Parks and Recreation.

The Deer Creek beach frontage , privately owned, is highly accessible, as evidenced by its popularity. However, illegal camping may sometimes inhibit potential users and somewhat block their access to the area.

FIGURE 29
SOUTH COAST ACCESS INVENTORY

NO. *	NAME AND LOCATION	ACCESS TYPE	SIZE	FRONTAGE	OPEN	SIGNED	OWNED BY	MANAGED BY	REMARKS
1.	Vista Point - Mugu Rock West of Hwy. 1, 9 miles South of Oxnard	View	--	--	Yes	Yes	CALTRANS	CALTRANS	
2.	Point Mugu State Park East and West of Hwy. 1, 10 miles south of Oxnard	Park	15,200 ac.	3.6 miles	Yes	Yes	State Parks	State Parks	
3.	Bass Rock Point Lookout West of Hwy. 1, 11 miles south of Oxnard	View	--	--	Yes	Yes	CALTRANS	CALTRANS	
4.	Vist Point West of Hwy. 1, 12 miles south of Oxnard	View	--	--	Yes	Yes	CALTRANS	CALTRANS	
5.	Leo Carillo State Beach	Park	32 ac.	1.1 miles	Yes	Yes	State Parks	State Parks	Ventura County portions of park are undeveloped at this time.

* Keyed to Land Use Plan Map for South Coast subarea

The popularity of Leo Carrillo Beach and the new State Park acquisitions, along with the overall popularity of Highway 1, has led to problems that include extensive illegal parking and camping, as well as enforcement and sanitation problems. Private parcels interspersed with current and potential state acquisitions block public access along the beach. Bluff erosion poses safety hazards to current and potential vertical accessways.

The only area of the South Coast with significant development is the South "community." This area contains about 2,800 linear feet of shoreline, but it is not continuous frontage. The State has purchased two beach areas adjacent to, and within, the "community" area. These are the Leo Carrillo State Beach extension and the Yerba Buena Beach. Vertical access is not a major problem in this area, or anywhere along the South Coast, but lateral access should be sought between Leo Carrillo and Yerba Buena State Beaches.

Objective

To maximize public access to the South Coast sub-area consistent with private property rights, natural resources and processes, and the Coastal Act; to maintain existing access, and seek new access as funds become available.

Policies

Vertical Access

1. For all new development between the first public road and the ocean, granting of an easement to allow vertical access to the mean high tide line shall be mandatory unless:
 - a. Adequate public access is already available within a reasonable distance of the site measured along the shoreline, or
 - b. Access at the site would result in unmitigable adverse impacts on areas designated as "sensitive habitats" or tidepools by the land use plan, or
 - c. Findings are made, consistent with Section 30212 of the Act, that access is inconsistent with public safety, military security needs, or that agriculture would be adversely affected, or
 - d. The parcel is too narrow to allow for an adequate vertical access corridor without adversely affecting the privacy of the property owner, or

Lateral Access

2. For all new development between the first public road and the

ocean, granting of lateral easements to allow for public access along the shoreline shall be mandatory unless subsection (a) below is found. In coastal areas, where the bluffs are less than five feet in height, all beach seaward of the base of the bluff shall be dedicated. In coastal areas where the bluffs are less than five feet, the area to be dedicated shall be determined by the County. At a minimum, the dedicated easement shall be adequate to allow for lateral access during periods of high tide. In no case shall the dedicated easement be required to be closer than 10 feet to a residential structure. In addition, all fences, no trespassing signs, and other obstructions that may limit public lateral access shall be removed as a condition of development approval.

- a. Findings are made, consistent with Section 30212 of the Act, that access is inconsistent with public safety, military security needs, or that agriculture would be adversely affected.

Sensitive Habitats

3. The applicant of a proposed recreational facility in, or adjacent to, areas designated "sensitive habitats" shall develop a management program to control the kinds, intensities, and locations of uses to preserve the habitat resources to the maximum extent feasible. This program shall be part of development approval.

General

4. In accordance with Sec. 30214(a), the time, place, and manner of access will depend on individual facts and circumstances; including topographic and site characteristics, the capacity of the site to sustain use at the intensity proposed, the proximity to adjacent residential uses, the privacy of adjacent owners, and the feasibility to provide for litter collection.
5. In accordance with Sec. 30214(b), the requirement of access shall be reasonable and equitable, balancing the rights of the individual property owner and the public.

Leo Carrillo State Beach

6. To augment public access and recreation, and to improve the scenic value of the coastline, alternative arrangements for the now-illegal camping should be provided. Several alternatives should be explored, including new parking seaward from Highway 1, other parking, the extension of bus service to the area from Ventura, or the camping improvements suggested in the Santa Monica Mountains State Parks' Development Plan (CPR 1977).

7. Any future vertical accessways must be designed to minimize bluff erosion.
8. Lateral accessways linking the Leo Carillo Extension and the Yerba Buena Beach should be provided by the State.
9. The California Department of Parks and Recreation should acquire private parcels along the beaches where feasible, as well as provide for maximum public access.

Santa Monica Mountains National Recreation Area

10. South Coast Area Transit, in conjunction with the National Park Service, should fully explore through long-range planning the possibilities of extending service to the area, including (but not limited to) federal funds for extended service, particularly from lower income areas, park-and-ride from central points in Ventura County using smaller, more cost-effective buses, service agreements with the Los Angeles County Rapid Transit District, and charter buses.
11. The National Park Service and State Parks should work together to determine the extent of impacts from additional visitation generated by new national parks in the County, particularly impacts on existing park facilities.
12. The County supports the work of the Santa Monica Mountains Recreational Transit Program to provide public transportation to the NRA.
13. The acquisition of the beach area around Deer Creek is encouraged by either the California Department of Parks and Recreation or the National Park Service.

AGRICULTURE

Agriculture on the South Coast extends from the farm lands east of Point Mugu Naval Station near Calleguas Creek, to the northernmost foothills of the Santa Monica Mountains. Limited agricultural activities occur in the mountains on flatter terrain (Figure 30).

A portion of the Broome Ranch (approximately 690 acres) falls within the coastal zone. All of the ranch's acreage is in three agricultural preserves. A portion is also in the Calleguas Creek flood plain. Recently, the owner of one preserve has filed a "Notice of Non-Renewal." The agricultural lands are zoned "A-E" (Agricultural Exclusive, 40 acre minimum lot size) and designated "Open Space" (10-40 acres per unit) by the County's Open Space and Conservation Element.

Minimum lot size in the "Agriculture" land use designation is 40 acres per single family dwelling. This 40 acre minimum is sufficient to maintain economic viability for various agricultural uses (irrigated cropping). Non-irrigated activities may require a larger acreage. The County will soon begin work on an ordinance amendment to the "A-E" (Agricultural Exclusive) zone to increase minimum parcel size based on agricultural usage. Studies as to what constitutes a viable farm unit have been done by Ventura County Agricultural Advisory Committee (Appendix 4), Ventura County Assessor's Office and Ventura County Farm Bureau.

Objective

To preserve agricultural lands on the South Coast to the maximum extent feasible.

Policies

1. Soils will be conserved and erosion minimized by the use of best grading management practices as set forth by the Soil Conservation Service.
2. Land divisions in, or adjacent to agricultural areas, will not be allowed to affect agricultural productivity.
3. LAFCO should exclude agricultural lands from any new or expanded service districts that could impact agricultural viability.



AGRICULTURAL PRESERVES AND PRIME SOILS ON THE SOUTH COAST

COASTAL PLAN

county of ventura
resource management agency
planning division

FIGURE 30

4. New service extensions beyond the stable urban boundary, will be designed to mitigate any affects on agricultural viability.
5. As aquaculture develops it will be considered as a potential agricultural use in appropriate areas.
6. Non-prime agricultural land defined as agricultural land, other than prime agricultural lands (as defined in Public Resources Section 30113), used or suitable for crops or grazing shall be designated as Agriculture with a minumum acreage size of 200 acres (1 Du/200 acres).

HAZARDS

The severe and rugged terrain of the Santa Monica Mountains present considerable hazards and constraints to new development. A 50-year and 100-year flood hazard area is located along the Calleguas Creek flood plain. Severe slopes not only have the potential for instability and erosion, but may also serve as constraints to the proper functioning of water and septic systems. An additional concern in this area is access, especially emergency access in case of fire or other disasters.

The most important earthquake faults in the Santa Monica Mountains portion of the coastal zone are the Bailey Fault near Calleguas Creek, and the Sycamore Canyon, Boney Mountain and Malibu Coastal Faults in the mountainous areas (Figure 31). Historic records indicate that only six earthquakes larger than 4.0 magnitude on the Richter Scale have originated within 15 miles of the South Coast area since 1934. All were less than 5.3 magnitude and four of the epicenters were located off the coast.

The Bailey Fault marks the boundary between the western Santa Monica Mountains and the Oxnard Plain. It extends from Mugu Lagoon northerly to an intersection with the Camarillo Fault near Calleguas Creek and U.S. Highway 101. The existence of the fault is verified by water well data. The fault is designated as potentially active until more information becomes available for evaluation.

The Sycamore Canyon and Boney Mountain Faults are the most prominent of the series of north-east trending breaks extending from Point Mugu to Thousand Oaks. These faults are designated as potentially active until more information is available.

The Malibu Coastal Fault, the Santa Monica and Raymond Hill Faults are thought to be a series of major north-dipping thrust faults that extend along the coast, onshore and offshore for many miles. Faults within this system are considered active. As much as 50 miles of left slip has occurred since Eocene times, about 50 million years ago (Norris and Webb 1976). The 1973 Point Mugu earthquake is believed to have originated on the Malibu Coastal Fault.

The South Coast immediately along the coast shows high potential for liquefaction in the areas of Calleguas Creek and Mugu Lagoon.



 SLOPE $\geq 25\%$

 KNOWN FAULTS

HAZARDS ON THE SOUTH COAST

COASTAL PLAN

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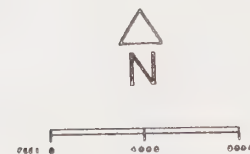


FIGURE 31

Landslides and Slope Stability: In general, the Santa Monica Mountains contain highly expansive soils. The soils, together with the steep topography, tend to increase the frequency of slope failure and erosion. According to the Ventura County Public Works Agency, grading, increased irrigation or septic run-off, and seismic activity may also trigger slope movement or erosion.

Flood Hazards: Calleguas Creek is a major flood corridor in the South Coast. It flows along the northern slopes of the Santa Monica Mountains to the Mugu Lagoon. Severe flooding has occurred along the coastal zone portion of this corridor, resulting in damage to adjacent agricultural crops, transportation facilities and the military base. The lower reaches of the creek are currently unimproved. The Ventura County Flood Control District (VCFCD) is evaluating flood control solutions to this problem (see full discussion in LCP Environmentally Sensitive Habitat Paper).

There are also a number of creek corridors within the Santa Monica Mountains (e.g., Big Sycamore, Little Sycamore, Deer Creek, etc.) that could pose extreme flood and erosion hazards to new development.

Fire: Fire is a significant natural hazard in the Santa Monica Mountains. The Ventura County Seismic Safety Element classifies the entire South Monica Mountains area as "extreme" for fire hazard. While many of the slopes contain safe coastal vegetation, the fire-adapted chaparral of drier slopes along with steepness, moisture and rainfall conditions, and severe emergency access constraints can combine to create a dangerous situation. Periodic burns are considered a natural event in chaparral communities, and fires should be anticipated as a regular occurrence. Secondary impacts of fires in this area include mudflows, landslides, and erosion due to loss of ground cover.

The Santa Monica Mountains are currently designated "Open Space" (one unit per 10 to 40 acres) and "Rural" (one unit per 1 to 40 acres). In some areas of the Santa Monica Mountains, however, 40-100 acre minimum lot sizes are justified based on water availability, access, slope, geologic and fire hazards. For these reasons, it is necessary to maintain the Santa Monica Mountains as "Open Space", and also to investigate the application of 40-100 acre subzones where access to County-maintained roads is inadequate, and where severe slopes increase the potential for geological instability.

The Seismic Safety Element provides extensive information on various hazards, including fault zones, fire hazard areas, landslides, and flood plains. It is one of the principal documents consulted by Planning and the Public Works Agency when formulating an initial study on a proposed project to determine the need for an EIR. Should an EIR be required, this General Plan Element is again used in evaluating the various impacts of the projects.

Objective

To protect public safety and property from natural and human-induced hazards as provided for in County ordinances.

Policies

1. The County's existing Seismic Safety Element and its implementation will continue to provide for seismic planning.
2. New development shall be sited and designed to minimize risks to life and property in areas of high geologic, flood, and fire hazards.
3. All new development will be evaluated for its impacts to, and from, geologic hazards (including seismic safety, landslides, expansive soils, subsidence, etc.), flood hazards, and fire hazards. Feasible mitigation measures shall be required where necessary.
4. The County may require the preparation of a geologic report at the applicant's expense. Such report shall include feasible mitigation measures which will be used in the proposed development.
5. Structures for human habitation (regularly, habitually, or primarily occupied by humans) shall be set back a minimum of 50 feet from an active fault. This setback may be increased when geologic conditions warrant.
6. New development shall be sited and designed so as not to cause or contribute to flood hazards, or lead to the expenditure of public funds for flood control works.
7. The South Coast portion of the Santa Monica Mountains requires special attention and the following formula and minimum lot sizes will be utilized as new land divisions are proposed in the "Open Space" or "Agricultural" designations:

- a. The following slope/density formula will be used to compute the average slope of property proposed to be subdivided:

$$S = \frac{(100)(I)(L)}{A}$$

Where: S = average slope (%)
I = contour interval (ft.)
L = total length of all contour lines (ft.)
A = total area of the lot (ft²)

- b. Once the average slope has been computed, the following table will be used to determine a minimum lot size for newly proposed lots:

0%	- 15%	= 10 acres
15.1%	- 20%	= 20 acres
20.1%	- 25%	= 30 acres
25.1%	- 35%	= 40 acres
35.1%	and above	= 100 acres

8. A landscaping plan for fire and erosion control will be submitted for any new development located in extreme fire hazard areas as shown in the County's Seismic Safety Element. As many native plants as feasible should be used, and information on kinds and sources of these plants are available through the County.
9. The majority of the Santa Monica Mountains are designated "Open Space" or "Recreation" based on the significant amount of hazards. This is consistent with the County Open Space Element and the Santa Monica Mountains Comprehensive Plan and the National Recreation Area.

BEACH EROSION

Beach erosion on the South Coast occurs at Point Mugu State Park along Sycamore Beach and the beaches in the Solromar "community" area.

Major erosion occurs during the winter months. The U.S. Army Corps of Engineers indicates a 1.9 foot per year erosion rate for Sycamore Beach, and a 0.9 foot per year erosion rate for Solromar beach. The problem is severe in these areas (Appendix 5).

Construction of new residential units on existing legal lots within the "community" area may require special review to ensure that new development does not bring about substantial wave and erosion damage, or require new shoreline structures.

Objective

To protect public safety and property from beach erosion as provided for in existing ordinances, and within the constraints of natural coastal processes.

Policies

1. Construction or maintenance of shoreline structures will be limited to only those projects needed to protect existing development, public recreation, and existing roads from beach erosion.
2. Proposed shoreline protective devices will only be approved and/or located in conformance with Coastal Act Sections 30235 and 30253.
3. All shoreline protective structures which alter natural shoreline processes will be designed to eliminate or mitigate adverse impacts on local shoreline sand supply.
4. A building permit will be required for any construction and maintenance of protective shoreline structures, such as seawalls, jetties, revetments, groins, breakwater and related arrangements.
5. The County's Building and Safety Department will routinely refer all permits for seawalls, revetments, groins, retaining walls, pipelines and outfalls to the Flood Control and Water Resources Division of the

Public Works Agency to be evaluated not only for structural soundness, but environmental soundness as well whenever necessary. This includes a survey of potential environmental impacts, including (but not limited to) the project's effects on adjacent and downstream structures, net littoral drift, and downcoast beach profiles.

6. If the potential environmental impacts of the proposed structure are considered significant by the Public Works Agency, the applicant may be required to obtain an engineering report which indicates how those impacts will be mitigated.
7. Permitted shoreline structures will not interfere with public rights of access to the shoreline.

ENERGY AND INDUSTRIAL FACILITIES

No energy or industrial facilities are located on the South Coast or within the inland areas of the Santa Monica Mountains at this time. It is unlikely any facilities will locate anywhere within the Santa Monica Mountains given their recent status as a National Recreation Area (NRA). The federal government is now developing a management plan for the entire NRA.

Deer Creek Canyon was proposed as an alternative liquefied natural gas (LNG) plant site. This site was ranked fourth by the California Coastal Commission as having the least adverse impacts on resources, however, the application has been withdrawn.

Objective

To allow exploration and production of oil and gas in most of the South Coast.

Policies

1. All land between State Highway 1 and the shoreline; or land designated "Residential", "Recreational", or shown as "environmentally sensitive habitat" will be considered as unacceptable for energy or industrial facilities of any kind, except pipelines.
2. Within the land area between State Highway 1 and the landward coastal zone boundary oil drilling and directly related facilities are permitted by Conditional Use Permit consistent with Section 30260 of the Act. No new major facilities which require a manufacturing (M) zone will be permitted.
3. All surface activities not regulated by the Division of Oil and Gas related to the development of onshore oil and gas resources in the coastal zone are considered to be projects that require a Conditional Use Permit (CUP) and a Coastal Development Permit. Both permits will be issued simultaneously through one CUP process. See Appendix 6 for a list of standard conditions applied to new permits for oil activities. Additional conditions may be required depending on the specific request and the location.
4. A Development Plan shall accompany the application for a CUP for those activities stated in Policy 3, and shall include:

- a. the location of drilling and/or production sites, storage tanks, pipelines and access roads.
 - b. plans for the consolidation, to the maximum extent feasible, of drilling and/or production facilities, as well as accessory facilities.
 - c. a phasing plan for the staging of development which indicates the approximate anticipated timetable for project installation, completion and decommissioning.
 - d. a plan for eliminating or substantially mitigating adverse impacts on habitat areas, prime agricultural lands, recreational areas, scenic resources and archaeological sites due to siting, construction, or operation of facilities.
 - e. grading plans for all facilities requiring the movement of greater than 50 cubic yards of dirt.
 - f. a description of means by which all oil and gas will be transported off-site to a marketing point.
 - g. a description of the procedures for the transport and disposal of all solid and liquid wastes.
 - h. oil spill prevention and control measures.
 - i. fire prevention procedures.
 - j. emission control equipment.
 - k. procedures for the abandonment and restoration of the site.
 - l. compliance with any other requirement of the Ventura County Ordinance Code related to oil and gas development.
5. All energy and industrial facilities in the Plan shall be so sited and designed to eliminate or reduce, to the maximum extent feasible, impacts to biological, geological, archaeological, agricultural, visual and recreational resources.
 6. All offshore to onshore pipelines should be buried from a point offshore commencing where wave action first causes significant bottom disturbance. In addition, landfall sites shall be prohibited from areas designated as "Residential" or shown as "environmentally sensitive habitat".
 7. Transshipment of crude oil through an onshore pipeline for refining shall be a condition of approval for expansion of existing processing facilities or construction of new facilities.

8. Except for pipelines exempted from coastal development permits under Section 30610 of the Coastal Act as defined by the State Coastal Commission's Interpretive guidelines, a survey shall be conducted along the route of any pipeline in the coastal zone to determine what, if any, coastal resources may be impacted by construction and operation of a pipeline. The costs of this survey shall be borne by the applicant. This survey may be conducted as part of environmental review if an EIR or CND (Conditional Negative Declaration) is required for a particular project.
9. When feasible, pipelines shall be routed to avoid important coastal resources, including recreation, sensitive habitats and archaeological areas. Unavoidable routing through recreation, habitat, or archaeological areas, or other areas of a significant coastal resource value, shall be done in a manner that minimizes the impacts of a spill, should it occur, by considering spill volumes, durations, and projected path. Where new liquid pipeline segments pass through sensitive resource areas, recreation areas or archaeological areas, the segment shall be isolated, in the case of a break, by automatic shutoff valves.
10. The County may determine whether spacing of automatic shutoff valves at intervals less than the maximum set by the Department of Transportation is required to protect sensitive coastal resources.
11. In sensitive resource areas the extent of construction and ground surface disturbance shall be reduced to a minimum by restricting construction activities and equipment within narrow, limited and staked work corridors and storage areas.
12. Upon completion of pipeline construction the site shall be restored to the approximate previous grade and condition. All excavated materials shall be replaced in reverse order with topsoil replaced at grade level and compacted if necessary. All sites previously covered with native vegetation shall be reseeded with the same or recovered with the previously removed vegetative materials and shall include other measures as deemed necessary to prevent erosion until the vegetation can become established.
13. Geologic investigations shall be performed by a qualified geologist or engineering geologist where a proposed petroleum pipeline route crosses potential faulting zones, seismically active areas, or moderately high to high risk landslide areas. This report should investigate the potential risk and recommend such mitigation measures as pipeline route changes and/or engineering measures to help assure the integrity of the pipeline and minimize erosion, geologic instability, and substantial alterations of the natural topography. New pipeline corridors should be consolidated with existing pipeline or electrical transmission corridors where feasible unless there are overriding technical constraints or significant social, aesthetic, environmental, or economic concerns.
14. Transmission line rights-of-way shall be routed to minimize impacts on

the viewshed in the coastal zone, especially in scenic rural areas, and to avoid locations which are on or near habitat, recreational, or archaeological resources, whenever feasible. Scarring, grading, or other vegetative removal shall be repaired, and the affected areas revegetated with plants similar to those in the area to the extent safety and economic considerations allow.

15. In important scenic areas, where above-ground transmission line placement would unavoidably affect views, undergrounding shall be required where it is technically and economically feasible unless it can be shown that other alternatives are less environmentally damaging. When above-ground facilities are necessary, design and color of the support towers shall be compatible with the surroundings to the extent safety and economic considerations allow.
16. The adopted Ventura County Air Quality Management Plan will be used as a criterion for the purpose of determining consistency of federal actions on the Outer Continental Shelf with the adopted LCP.

PUBLIC WORKS

Public service capacities for sewer, water, and roads are severely limited in the South Coast sub-area. Two distinct areas are identified: 1) the designated "Community" area along the coast, and 2) inland areas of the Santa Monica Mountains.

Water for the limited demands of existing development is available in the "Community" area. Water to residents of the Mountains is provided by individually-owned well sites. Adequacy of water supplies for mountain areas is determined by on-site inspection by the Environmental Health Division of the County.

Sewer service in the entire South Coast is provided by individual septic tank systems permitted through the Environmental Health Division. Several septic systems in the "Community" area are located directly on the beach. These areas are classified as having "severe" septic tank limitations. Damage to these systems could occur from erosion of a combination of storm waves and high tides. The Regional Water Quality Control Board now has a policy that prohibits the use of walls to protect septic systems on the beach.

The waters offshore of the "Community" area have been designated by the State Regional Water Quality Control Board (RWQCB) as an Area of Special Biological Significance (ASBS). The ASBS extends from Laguna Point in the north to just south of Point Dume in Los Angeles County.

The RWQCB prohibits the direct discharge of wastes into an ASBS or its immediate vicinity with the exception of vessel wastes, dredging or disposal of dredging spoils.

Under the current "208" Areawide Water Treatment Management Plan, a study of septic tank problems in the Santa Monica Mountains was completed in January 1980 by the Environmental Health Division. Several options were proposed that could alleviate present septic tank problems. Included which was a recommendation that a septic system management entity be established (or an on-site wastewater management zone) to ensure proper inspection, maintenance, and control.

State Highway 1 can handle traffic generated by buildout of the "Community" and mountain areas allowed in the present General Plan. Public roads within the Mountains are substandard, subject to slides and

erosion, and restrict emergency services. The Public Works Agency will continue to maintain the roads. However, no improvements will be undertaken in the near future because of limited funds and the environmentally sensitive nature of the area.

The Open Space Element now designates approximately 90 percent of this subarea as "Open Space" (one unit per 10 to 40 acres). Immediately along the County line and adjacent to the coast, the area is designated "Rural" (one unit per 1 to 40 acres). Within the "Rural" designated area, the existing beach residential development has been designated "Community" and is allowed to build out to the density of zoning or the existing development (this allows parcels less than 1 acre in size).

With the exception of the "Community" area, the Mountains are predominantly zoned "R-A-5" (Rural Agriculture, Five Acre) and "O-S-20" (Open Space, Twenty Acre).

Objective

Any new or expanded public works facilities (including roads, flood control measures, water and sanitation facilities) constructed on the South Coast, will be designed to serve the potential population within limits established by the LCP consistent with the County's Air Quality Management Plan and "208" Plan.

Policies

1. The recommendations of the 208 Plan Septic Tank Problem Area-Santa Monica Mountains Study for the establishment of a septic system maintenance district will be supported.
2. That new service district boundaries shall be consistent with the adopted "208" Plan, Air Quality Management Plan, and County General Plan policies.
3. New development in the Santa Monica Mountains should be self-sufficient with respect to sanitation and water and should not require the extension of growth inducing services. Development outside of the established "Community" area shall not directly or indirectly cause the extension of public services (roads, sewers, water etc.) into a open space area. The County shall make the finding for each individual development requiring sanitary facilities and potable water that said private services will be able to adequately serve the development over its normal lifespan.
4. Public utility use by the PMTR does not create impacts on circulation, sewer and water use for the foreseeable future because of stable or declining land use intensity at the base. However, any change in intensity of use, such as civilian-military shared use, should be examined for impacts on Coastal Act and LCP land use priorities. Similarly, any future adverse impacts of groundwater extraction for the Navy base should be examined for such impacts.

LOCATING AND PLANNING NEW DEVELOPMENT

New development on the South Coast is constrained by the "Comunity" designation for the Solromar area and the terrain of the Santa Monica Mountains. Water service is only provided for the "community" area. Individual wells provide water in the mountain areas. There is no sewer service for either the coastal or mountain areas, septic tank systems are utilized.

Although Highway 1 capacities can accommodate additional traffic from buildout in the mountain areas, public roads within the mountains are generally substandard and subject to slides and erosion. Highway 1 is also subject to slides and erosion problems which have caused traffic delays.

Objective

To preserve the South Coast sub-area in as natural a state as possible while maintaining private property rights and needs for public safety.

Policies

1. The existing "community" will be allowed to buildout to its existing boundary within zoning and environmental constraints.
2. Consistent with the environmental characteristics and limited service capacities of the Santa Monica Mountains area, only very low density development as prescribed by the "Open Space" designation will be allowed in the Santa Monica Mountains. The slope/density formula found in the "Hazards" section will be utilized to determine the minimum lot size of any proposed land division.

POTENTIAL CONFLICTS

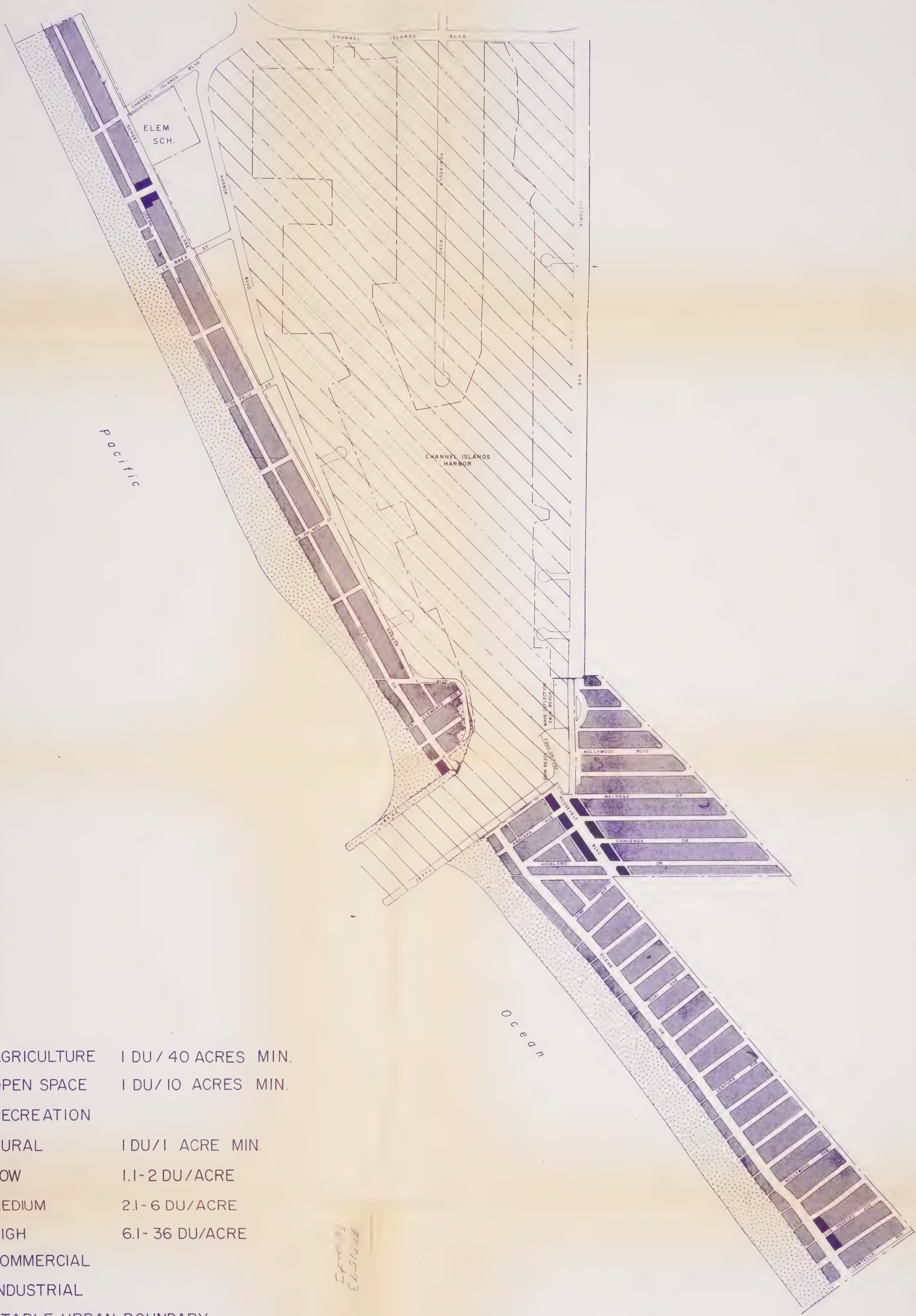
Development conflicts in the Santa Monica Mountain portion of the South Coastal zone are diminished, in part, because large areas are already set aside for recreational purposes. Proposed acquisitions by Santa Monica Mountains National Recreation Area will further restrict development. Conflicts could arise between land owners wishing to develop their lands and the physical constraints imposed by terrain, hazards, and health and safety problems.

At this time no conflicts exist between agricultural and urban land uses. One agricultural preserve at the Broome Ranch is being withdrawn from that status, but the contract will still run for another nine years before it officially expires.

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- OPEN SPACE 1 DU / 10 ACRES MIN.
- RECREATION
- RURAL 1 DU / 1 ACRE MIN.
- RESIDENTIAL LOW 1.1-2 DU / ACRE
- MEDIUM 2.1-6 DU / ACRE
- HIGH 6.1-36 DU / ACRE
- COMMERCIAL
- INDUSTRIAL
- STABLE URBAN BOUNDARY
- CITY LIMIT LINE

LAND USE PLAN

county of ventura local coastal program.
resource management agency planning division

HARBOR AREA
CENTRAL COAST
nov. 1980

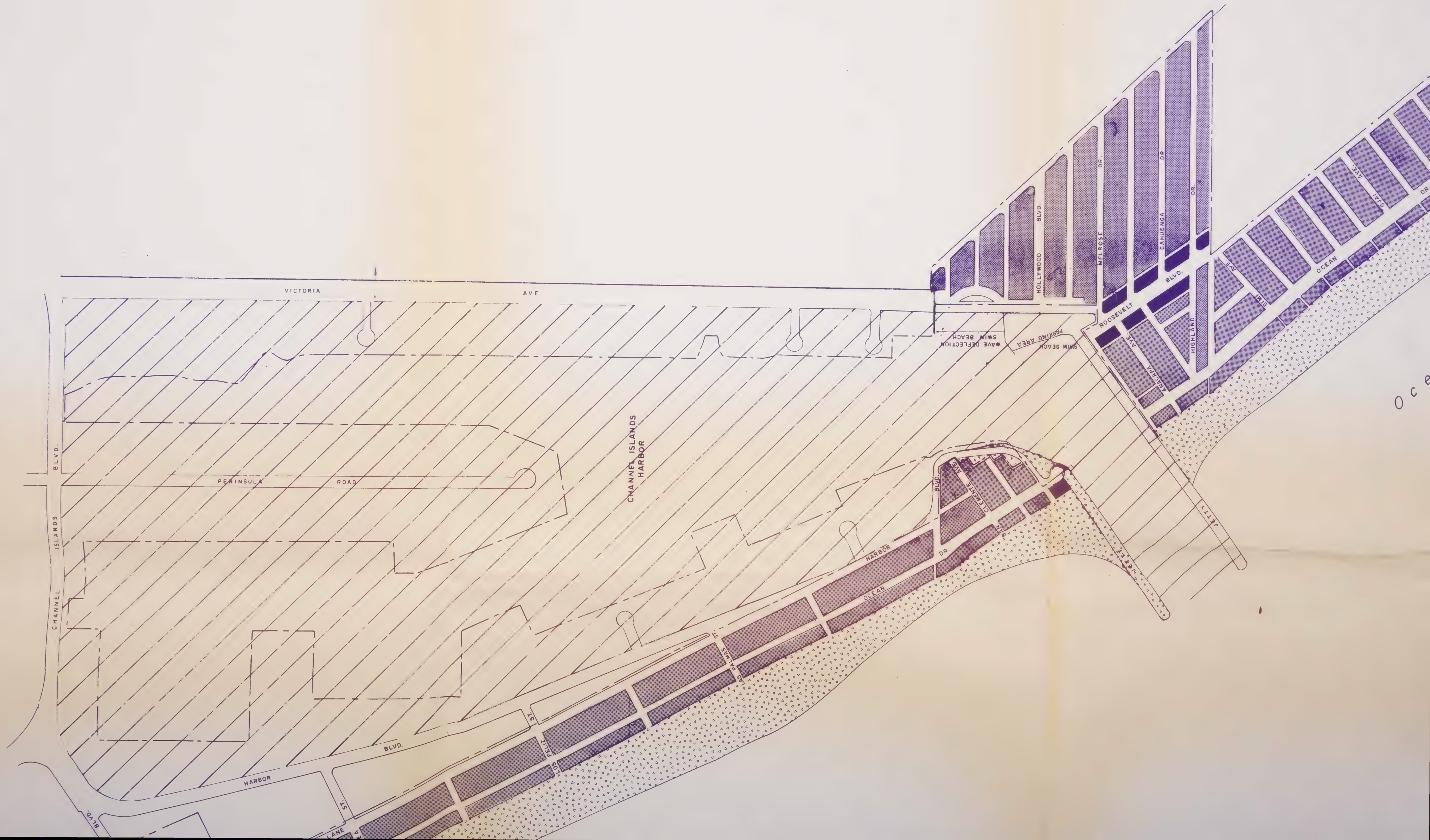
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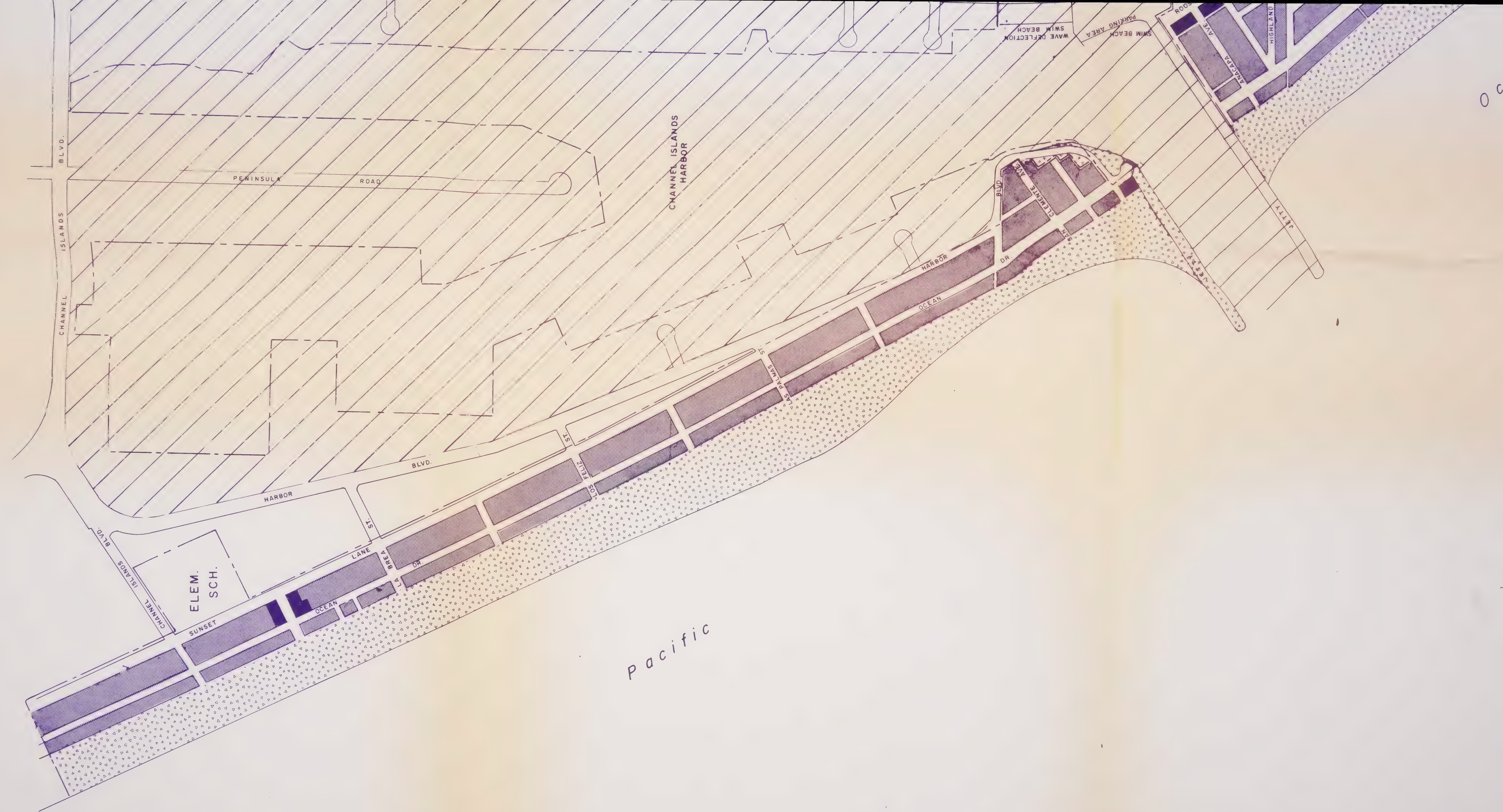
Board of Supervisors, Chairman

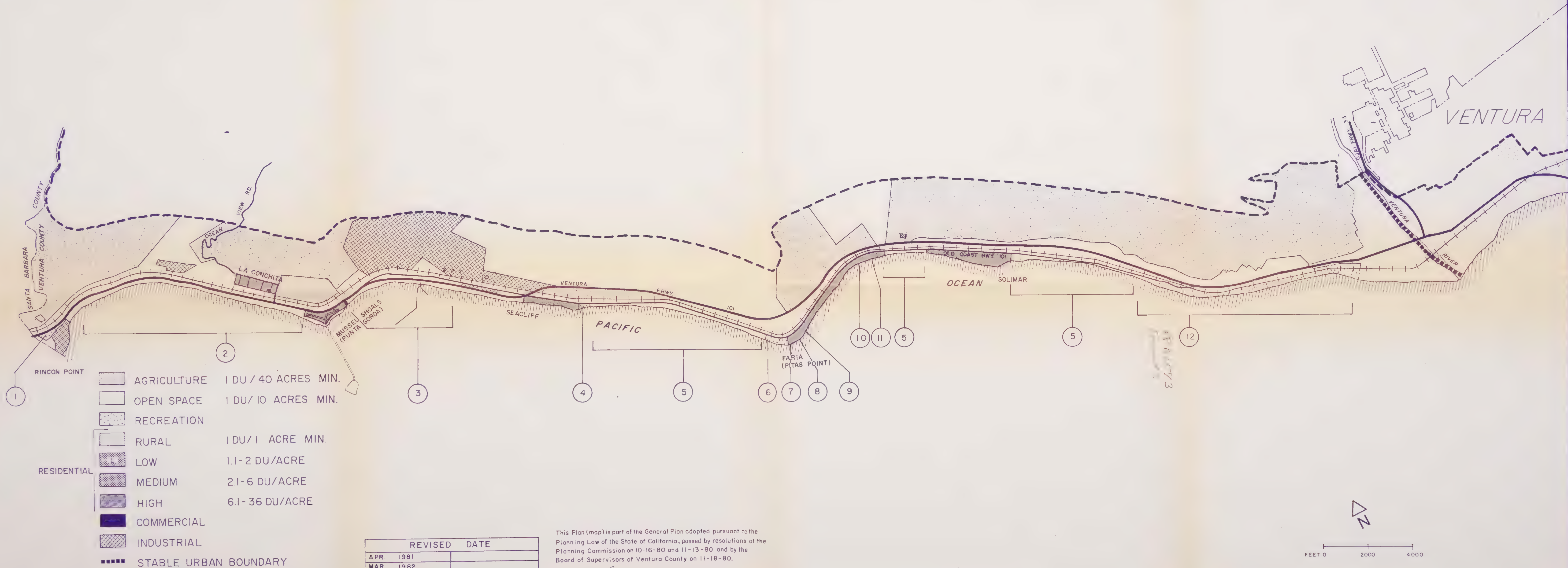
Planning Commission, Chairman

REVISED	DATE
APR.	1981
MAR.	1982
OCT.	1985









LAND USE PLAN

county of ventura local coastal program
resource management agency planning division

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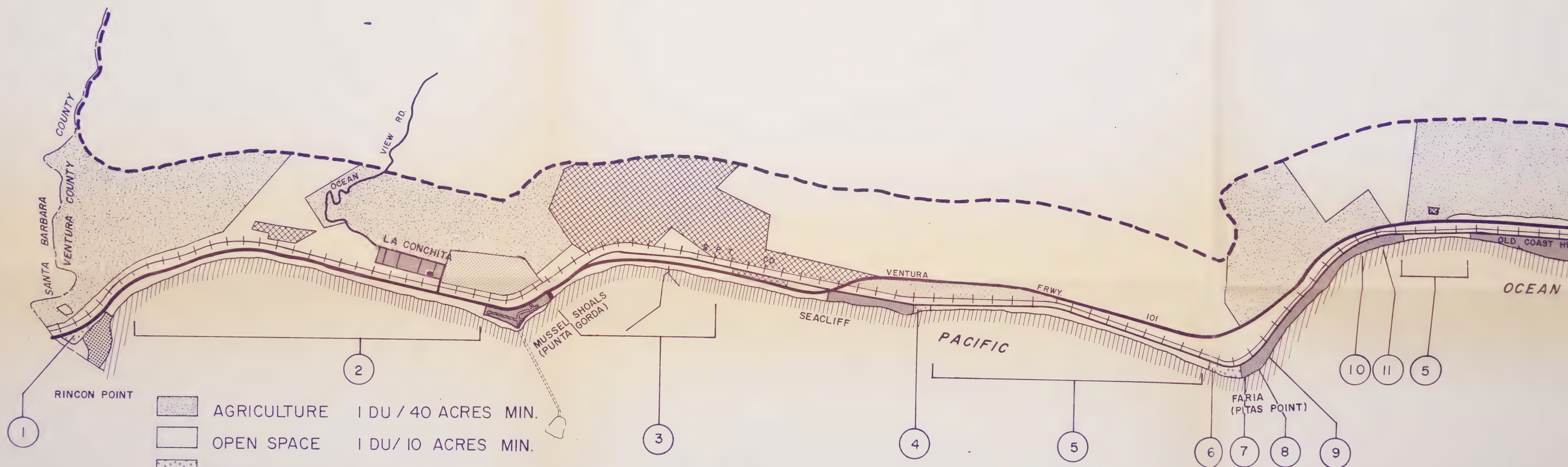
James G. Schubert
Board of Supervisors, Chairman

Carroll Cummings
Planning Commission, Chairman



NORTH COAST

nov. 1980

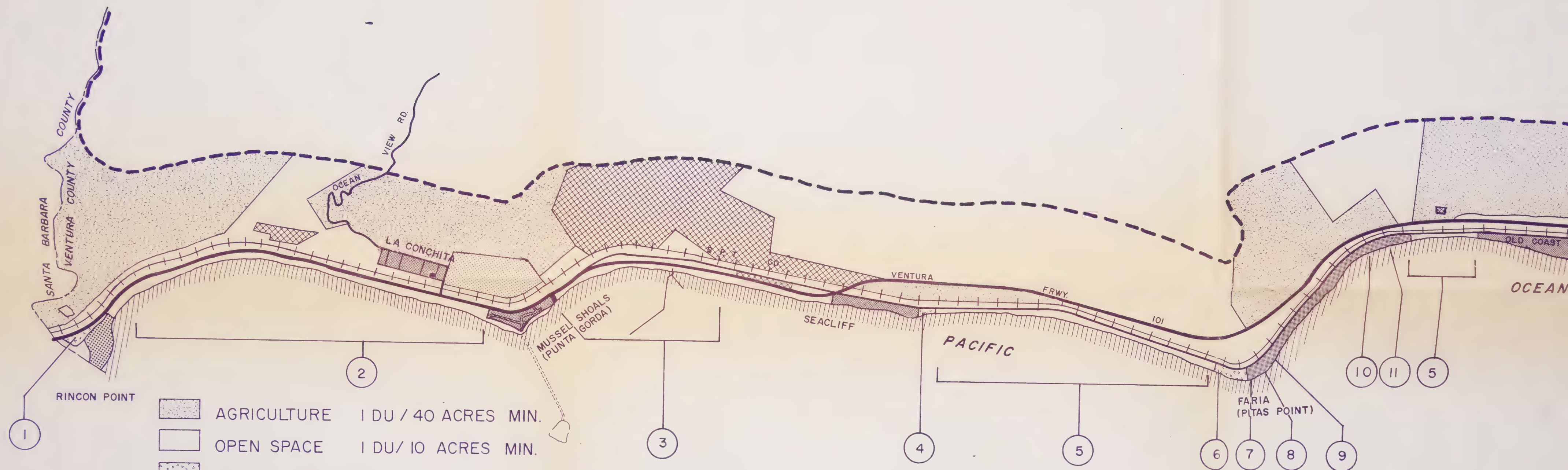


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Thomas E. Schubert



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LAND USE PLAN

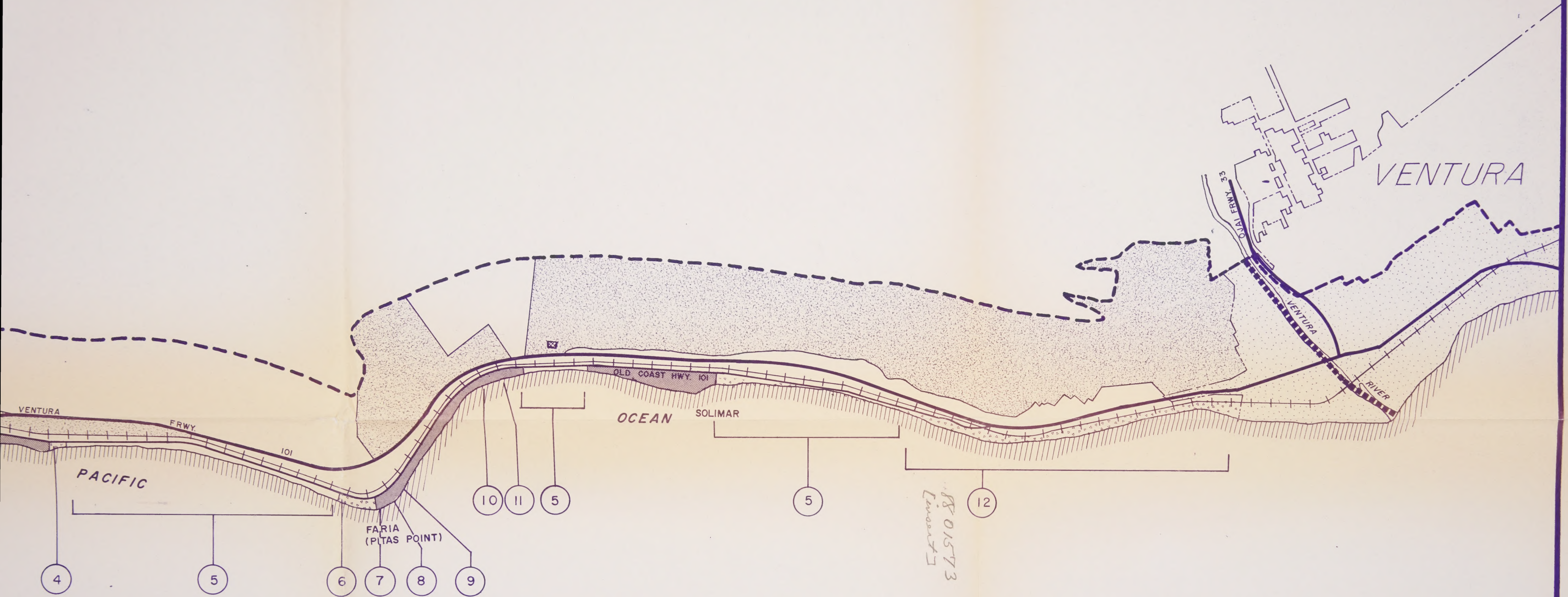
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Thomas E. Subacher
Board of Supervisors, Chairman

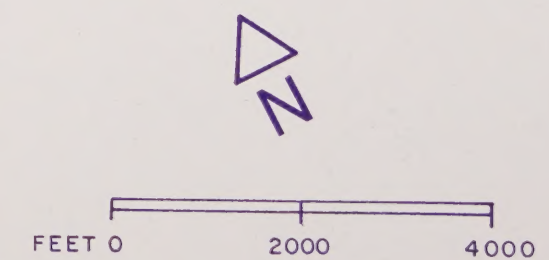
Curran Cummings Jr.
Planning Commission, Chairman



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Thomas E. Subacher
Board of Supervisors, Chairman

Curran Cummings Jr.
Planning Commission, Chairman



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